West Glamorgan SA11 1RS

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)





Freehold Retail Investment

www.acuitus.co.uk

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Property Information

Freehold Retail Investment

- Entirely let to The Original Travel House Limited a part of Hays Travel
- New 10-year lease from July 2023 (subject to option)
- VAT-free investment

High Street Retail

- Town centre location close to large public car park
- Nearby occupiers include Marks & Spencer, B&M, Morrisons, Iceland Supermarket, Boots the Chemist, Superdrug, Costa Coffee and Greggs

Live Streamed Auction

Lot Auction

29 15th February 2024

Rent Status £9,650 per Annum Exclusive Available

Sector Auction Venue

Location

Miles 7 miles north-east of Swansea, 36 miles north-west of Cardiff

Roads A465, A474, A4230, M4 (Junction 43)

Rail Neath Railway Station

Air Cardiff Airport

Situation

The property is situated in the heart of Neath town centre, on the south side of Angel Street, which leads to Morrisons and a large public car park with over 100 spaces. Other nearby occupiers include Marks & Spencer, B&M, Iceland Supermarket, Boots the Chemist, Superdrug, Costa Coffee and Greggs.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a shop arranged on the ground and first floors.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCL AIME

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Retail/Ancillary Ancillary	40.50 41.53	(436) (447)	THE ORIGINAL TRAVEL HOUSE LIMITED (2)	10 years from 31/07/2023 on a full repairing and insuring lease (3)	£9,650	31/07/2028
Total		82.03	(883)			£9,650	

⁽¹⁾ Areas provided by VOA (www.gov.uk/find-business-rates).

⁽²⁾ Established in 1992, The Original Travel House Limited are established travel agents with 16 shops located in South Wales (www.travelhouse.co.uk). The company was acquired by Hays Travel in November 2023.

⁽³⁾ The lease is subject to a tenant option to determine on 31/07/2028. The lease is also subject to a schedule of condition.

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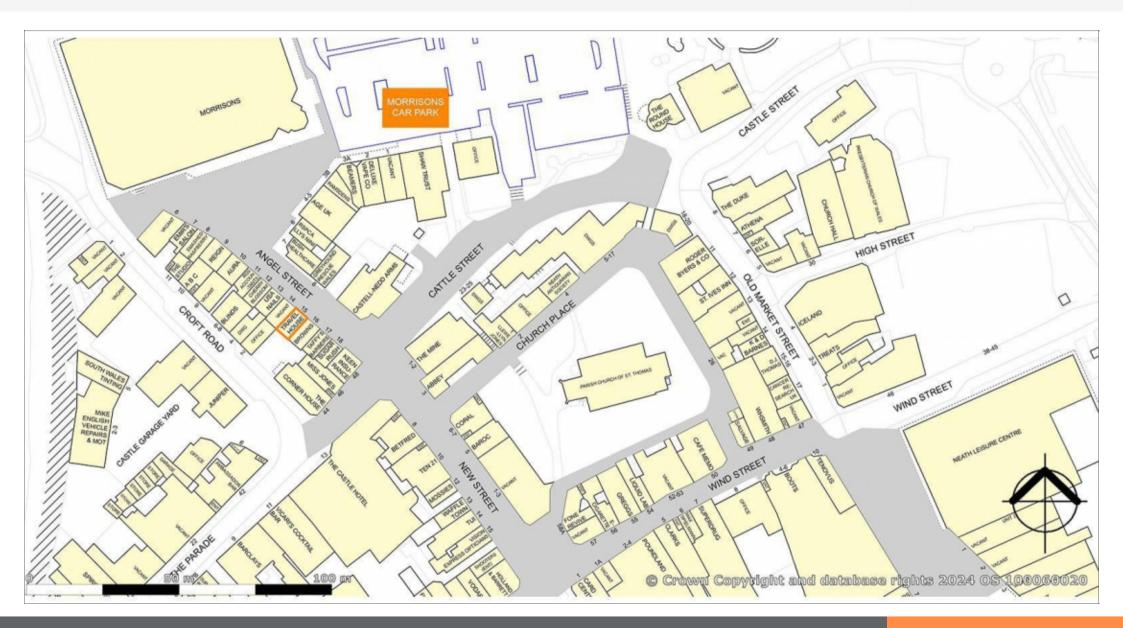




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