

Lot 20, 44-50 Woodfield Street, Morrision, Swansea,
SA6 8AG

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment and Development Opportunity

- Substantial Building suitable for development (subject to consents)
- Approximately 3,494.70 sq m (37,616 sq ft)
- Site Area of approx. 0.25 Ha (0.62 Acres)
- Immediate asset management opportunities
- Prominent position on busy retailing thoroughfare
- Rear loading and car park
- Nearby occupiers include Iceland, Heron Foods, Savers, Domino's, Greggs and Subway

Lot

20

Auction

27th March 2025

Rent

£243,799 per Annum Exclusive
(1)

Sector

High Street Retail, Development

Status

Available

On Behalf of Receivers

Auction Venue

Live Streamed Auction

Location

Miles

3 miles north of Swansea City Centre, 46 miles north-west of Cardiff

Roads

A48, A4067, M4 (Junction 45)

Rail

Llansamlet, Swansea Train Station

Air

Cardiff International Airport

Situation

Morriston, is a popular suburb of Swansea, 3 miles north of the City Centre. The property is situated on the east side of Woodfield Street, the primary retailing thoroughfare in the area and close to Neath Road (A4067) and 1 mile south of J5 of the M4. Nearby occupiers include Iceland, Heron Foods, Savers, Domino's, Greggs and Subway.

Tenure

Freehold.

Description

The property comprises a substantial ground floor shop with ancillary accommodation to the lower ground and basement floors and benefitting from rear loading and parking spaces via Glantawe Street.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

Note

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Lower Ground Basement	Retail Ancillary Ancillary	3,494.70	(37,616)	WL REALISATIOINS (2023) LIMITED in administration (1)	Approx. 20 years from 21/05/2007 until 17/05/2027	£243,799
Total		3,494.70	(37,616)			£243,799

(1) WL Realisations (2023) Limited is in Administration and the Administrators have not been paying the rent.

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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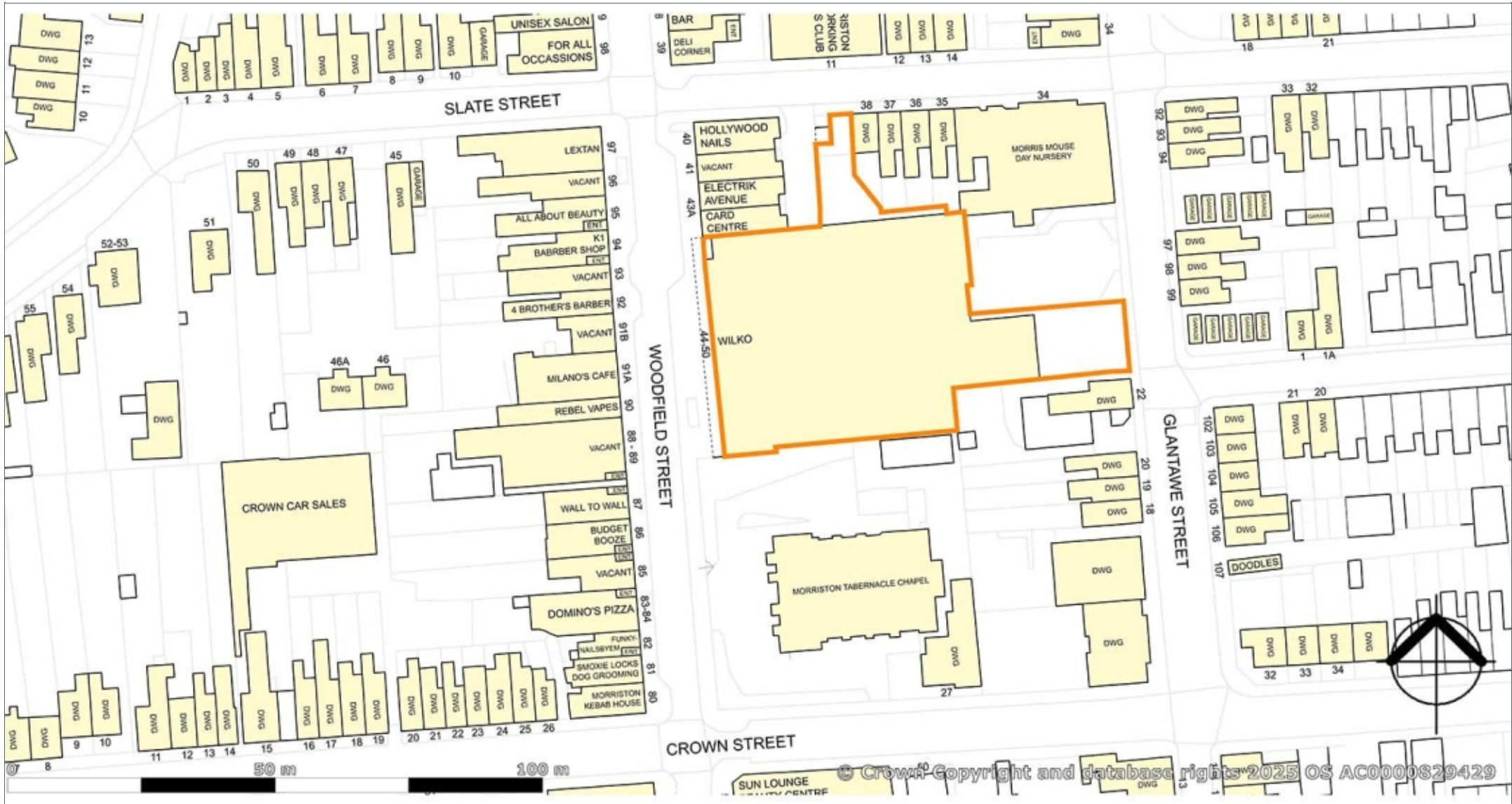
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