

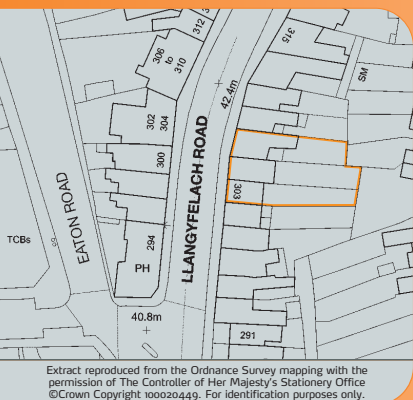
lot 42

303-307 Llangyfelach Road,  
Swansea SA5 9LG

Rent  
£8,300  
per annum  
exclusive  
rising to a  
minimum of  
£9,449 p.a.x.  
in 2016

Freehold Retail Investment

- Let to Coral Racing Limited on a 16 year lease (no breaks) expiring in 2027
- Minimum rental increases to the greater of 2.5% per annum compounded or open market rental value
- Six Week Completion Period Available



Location

Miles: 1 mile north of Swansea city centre  
19 miles south of Llandudno  
38 miles west of Cardiff  
Roads: A483, M4 (Junction 47)  
Rail: Swansea Rail Station  
Air: Cardiff International Airport

Situation

The property is situated on the east side of Llangyfelach Road, in a popular residential suburb, 1 mile north of the city centre. The location is a mixed use area with neighbouring users being predominantly residential, 2 schools, a Premier Express food outlet and several public houses. Swansea City Football Club and the Ospreys Rugby Club are based at the Liberty Stadium, which lies approximately 0.5 miles from the property.

Description

The property comprises a substantial triple fronted terrace building with retail accommodation on the ground floor and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail and Ancillary	131.38 sq m	(1,414 sq ft)	<b>CORAL RACING LIMITED (1)</b>	16 years from 28/02/2011 on a full repairing and insuring lease	£8,300 rising to £9,449 in 2016	24/06/2016 and 24/06/2021
First	Staff and Ancillary	59.03 sq m	(635 sq ft)				
<b>Totals</b>		<b>190.41 sq m (2,049 sq ft)</b>				<b>£8,300</b>	

- (1) Coral Racing Limited is part of the Gala Coral Group and together with their online presence, trade from over 1,700 outlets across the UK. Gala Coral is the third largest bookmaking business in the UK with a market share of approximately 20%. (Source www.coral.co.uk)
- (2) The lease provides for the rent to be reviewed to the greater of open market rental value or increase by 2.5% p.a. compounded. Therefore the rent will increase to a minimum of £9,449 p.a.x. in 2016.

For further details please contact:

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