



River Island Clothing Co

Oxford Street, Swansea, West Glamorgan. SA1 3AE

Long Leasehold £850,000

- Let to "blue chip" high street retailer
- Yield of 8.47%
- Five year lease agreement from 2025
- Busy retail location in major city
- Extensive property

Ref : 95635

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 **Sidney
Phillips**

LOCATION

Swansea is Wales' second City and a commercial retail centre for West Wales. The City itself supports a population in excess of 300,000 with the borough supporting over 500,000. It is the home to a large number of national and international companies and employers, including Admiral Group, HSBC, Swansea University Health Board and Amazon. It has excellent communication links, standing beside the M4 motorway, and is also a main line rail link through South Wales on to London.

The subject premises are 4 & 5 Oxford Street, being at the heart of the City's main retail centre. The area is pedestrianised and enjoys prime retailing throughout, neighbouring occupiers include Marks & Spencer, H&M, Sports Direct, McDonalds and Top Shop, to name but a few.

TRADE AREAS

The property offers accommodation over four floors, set out as below:-

FLOOR	USE	FLOOR AREAS SQ M (approx)	FLOOR AREAS SQ FT (approx)
Ground Floor	Retail & Ancillary	397.76	4,281
First Floor	Retail & Ancillary	312.20	3,361
Second Floor	Ancillary	72.09	776
Third Floor	Unused	Unmeasured	Unmeasured

TENURE

Long Leasehold

Term	Held from City and County of Swansea Council for a term of 150 years from 29th September 2011 until 2061.
Rent	Current rent reserved of £8,000 per annum exclusive. Rent generated as 10% of the open market rent as headlined in our Heads of Terms.
Rent Review	The lease provides for the rent to be reviewed upwards or downwards every five years.

PRICE

Long Leasehold £850,000

The premises are being sold as an investment based on the following terms:-

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635

Tenant	River Island Fashion Limited
Term	Five years
Start Date	1st July 2025
Rent	£80,000 per annum exclusive of VAT
Break	Annual tenant breaks on six months notice
Pandemic Clause	50% during Government enforced lock-down
Guarantor	RICC for the first two years of the lease
Landlord & Tenant Act	Inside Part II Landlord & Tenant Act 1954
Repair Liability	Full repairing and insuring lease agreement

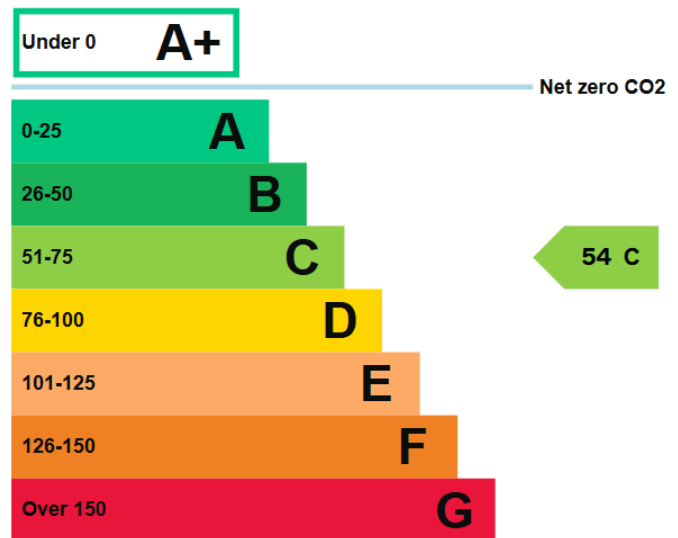
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

SERVICES

All mains services are connected (assumed).

EPC



EPC Reference : 0380-0531-0839-3122-3002

BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.