

POPLAR HOUSE, TAWE BUSINESS VILLAGE

ENTERPRISE PARK | SWANSEA | SA7 9LA

**HUNT &
THORNE**

CHARTERED SURVEYORS



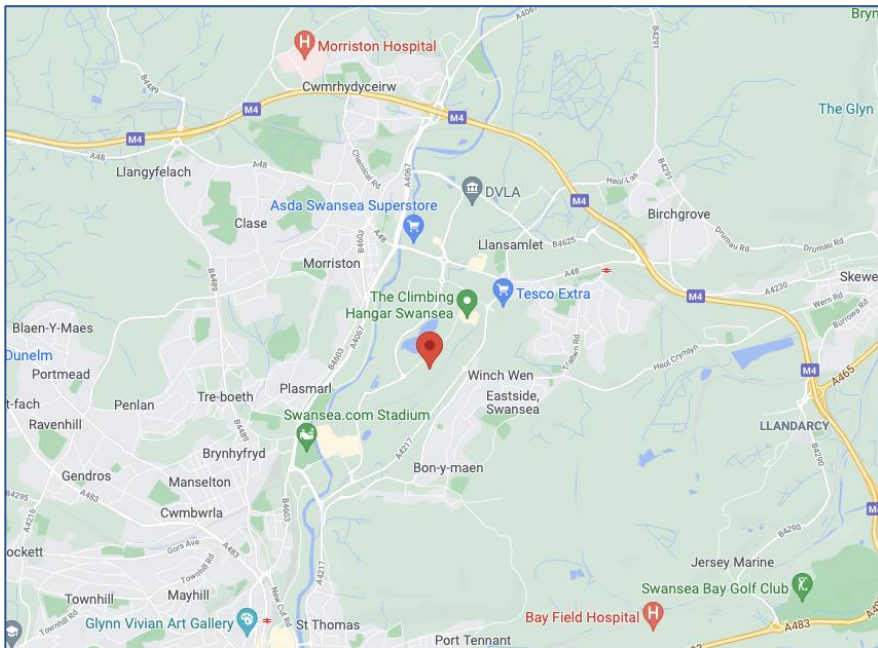
**OFFICE INVESTMENT
FOR SALE**

- SEMI-DETACHED MODERN OFFICE BUILDING
- LONG LEASEHOLD
- 235 SQ M (2,530 SQ FT)
- £30,000 PAX INCOME
- LEASE EXPIRING 10 DECEMBER 2024 (NO BREAKS)
- OFFERS IN THE REGION OF £375,000

LOCATION

The property is located on the established Tawe Business Village, with direct access off Phoenix Way, on the southern part of Swansea Enterprise Park. Junction 44 & 45 of the M4 motorway are located approx 2 miles north and the city centre is accessible via the southern link road.

Prominent occupiers in the immediate vicinity include The Land Registry, Lloyds, Nat West and Barclays Banks and the NHS.



DESCRIPTION

A semi-detached modern office building set on two floors. The premises has facing brick elevations beneath a concrete tiled roof. A feature atrium style entrance provides access to office accommodation and central toilets.

The property is set in landscape grounds and benefits from 11 dedicated car parking spaces, within an area to the side of the property.

ACCOMMODATION

Ground Floor:	112.48 sq m	1,211 sq ft
First Floor:	122.54 sq m	1,319 sq ft
Total:	235.02 sq m	2,530 sq ft

RATEABLE VALUE

£23,250

(Effective 1 April 2017)

UBR for Wales 2021/22 is 53.5p in the £

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM:

The occupier is responsible for payment of the service charge for the maintenance of the external common areas of Tawe Business Village and the building insurance premium refunded to the landlord.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

TENURE

	Title number	Term	Rent
Long Leasehold	WA931753	125 years (less 3 days) from 31 October 1988	£0.05 pa (if demanded) *effective peppercorn

TENANCY

Tenant	Term	Breaks	Rent PAX	Other
CDA CARE LTD	Lease expiring 10 December 2024	None	£30,000pax	Inside the Act, FRI subject to Schedule of Condition

Copy documentation available on request.

TENANT INFORMATION

CDA Care Limited, which is now part of Grosvenor Healthcare Group, reported a £75.9 m turnover, EBIT of £890,523 and net assets of £2.5 m for the year ending 2020.

PROPOSAL

Seeking offers in the region of £375,000 (**Three Hundred and Seventy-Five Thousand Pounds**) subject to contract and exclusive of VAT.

Gross Initial Yield: 8.00%

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents, Hunt & Thorne Chartered Surveyors.

JASON THORNE

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WILL HUNT

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07557 090164

March 2022

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