

CELTIC TRADE PARK

BRUCE ROAD | SWANSEA WEST BUSINESS PARK | SA5 4EP

**HUNT &
THORNE**
CHARTERED SURVEYORS



**FREEHOLD INVESTMENT
FOR SALE**

- FREEHOLD MULTI-LET ESTATE INVESTMENT OPPORTUNITY
- 12 UNITS COMPRISING A TOTAL OF 77,245 SQ FT
- CURRENT INCOME £345,191 PAX (£4.47 PSF)
- FULLY LET
- OFFERS IN THE REGION OF £4,300,000, SUBJECT TO CONTRACT, REFLECTING AN INITIAL YIELD OF 7.50%

LOCATION

The property is located in the popular Swansea West Business Park, which is located to the south of Fforestfach Retail Park and Pontardulais Retail Park. Good communication links exist to Swansea City Centre to the south and J47 of the M4 Motorway to the north-west.

Prominent occupiers in the vicinity include Tesco Extra, Cycle Solutions (Halfords), G4S, RNLI, Gower College, TNT, City Electrical Factors and Gravells Kia.

Swansea is Wales' second biggest city with a population in excess of half a million within a thirty-minute drive time. The city is home to two universities, as well as Ospreys Rugby and Swansea City AFC.

Swansea is part of the Swansea Bay City Deal, a £1.3 billion investment project supported by UK Government and Welsh Government, projected to produce 10,000 new high-quality jobs.



DESCRIPTION

The property comprises a detached warehouse which has been divided into ten separate units, together with a detached two-storey office building comprising two separate suites. The site benefits from a large car parking area, together with forecourt loading access to each of the industrial units. Three units benefit from dedicated yard areas.

The building occupies a site of approximately 4.13 acres (1.67 ha). Vehicular access to the site is provided from Bruce Road.

ACCOMMODATION

The property comprises a total of 77,245 sq ft, 70,189 sq ft warehouse accommodation, 7,056 sq ft office accommodation. See full Tenancy Schedule for breakdown.

SERVICE CHARGE & BUILDING INSURANCE

The tenant's pay a service charge towards the upkeep of the common areas of the estate. The landlord insures the property and recovers the premium from the tenants.

TENURE

Freehold, Title Number WA357737

Copy documentation available on request.

TENANCIES

See Tenancy Schedule.

Copy documentation available on request.

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

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.

CELTIC TRADE PARK, BRUCE ROAD, SWANSEA WEST										
TENANCY SCHEDULE AS AT MARCH 2024										
	SQ FT	TENANT	LEASE TERM	START DATE	EXPIRY	YEARS TO EXPIRY	BREAKS	RENT PER ANNUM	RENT PSF	COMMENTS
UNIT 1	8,363	Tootonic Ltd	5 years	15.6.20	14.5.25	3.78	None	£ 35,291.00	£ 4.22	2022 turnover £57.1m (56% gross margin); 2021 turnover £53.2m (60% gross margin). In occupation since March 2012.
UNIT 2 & 3	9,946	Tootonic Ltd	5 years	1.9.21	31.8.26	5.08	None	£ 42,000.00	£ 4.22	
UNIT 4	4,973	Tootonic Ltd	5 years	1.9.23	30.8.28	4.00	None	£ 25,000.00	£ 5.03	In occupation since June 2015
UNIT 5, 6 & 8	13,748	Tootonic Ltd	3 years	1.11.23	31.8.24	3.08	None	£ 58,000.00	£ 4.22	Lease Renewal in negotiations
UNIT 7	4,973	Swansea Gymnastics	10 years	1.11.23	1.11.33	9.00	None	£ 25,000.00	£ 5.03	Rent Review 1.11.27
UNIT 9	18,186	Swansea Gymnastics	10 years	1.11.23	1.11.33	9.00	None	£ 78,200.00	£ 4.30	Rent increases to £90,930pax on 1.11.24 Rent Review 1.11.27
UNIT10	10,000	Tootonic Ltd	5 years	8.7.20	7.7.25	3.93	None	£ 42,200.00	£ 4.22	See above
UNIT 11	3,190	Tootonic Ltd	5 years	1.12.21	1.12.26	2	None	£ 20,000.00	£ 6.27	
UNIT 12	3,866	Your Choice Cover	5 years	14.12.22	13.12.27	3	-	£ 19,500.00	£ 5.04	
TOTAL	77,245					4.76 Av. WAULT		£ 345,191.00	£ 4.73 Av. Rent PSF	

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PROPOSAL

Seeking offers in the region of £4,300,000 (**Four Million, Three Hundred Thousand Pounds**) subject to contract and exclusive of VAT. A purchase at this level would reflect a capital value of **£55 per sq. ft.**, and the following yield profile:

Initial Yield: **7.50%**, rising to **8.00%** in November 2024

Assuming standard purchaser's costs at 6.98%

FURTHER INFORMATION

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

JASON THORNE

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WILL HUNT

will@huntandthorne.com

07557 090164

March 2024



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