



Superdrug 

49-51 SCHOOL ROAD, SALE, GREATER MANCHESTER, M33 7YF  
FREEHOLD RETAIL INVESTMENT

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property investment dee

## INVESTMENT SUMMARY

- Freehold retail investment located in an affluent Manchester suburb
- Situated on Sale's prime pedestrianised retail pitch adjacent to Aldi
- Prominent corner block with excellent return frontage leading to Tesco and M&S Simply Food
- 4,425 sq ft (1,116 ITZA)
- Let to Superdrug Stores Plc
- 5-year FRI lease expiring 23rd June 2017
- Current rebased rent of £37,000 per annum (£33 ZA)
- Offers in the region of £455,000 (STC)
- Attractive Net Initial Yield of 7.75%





## SALE

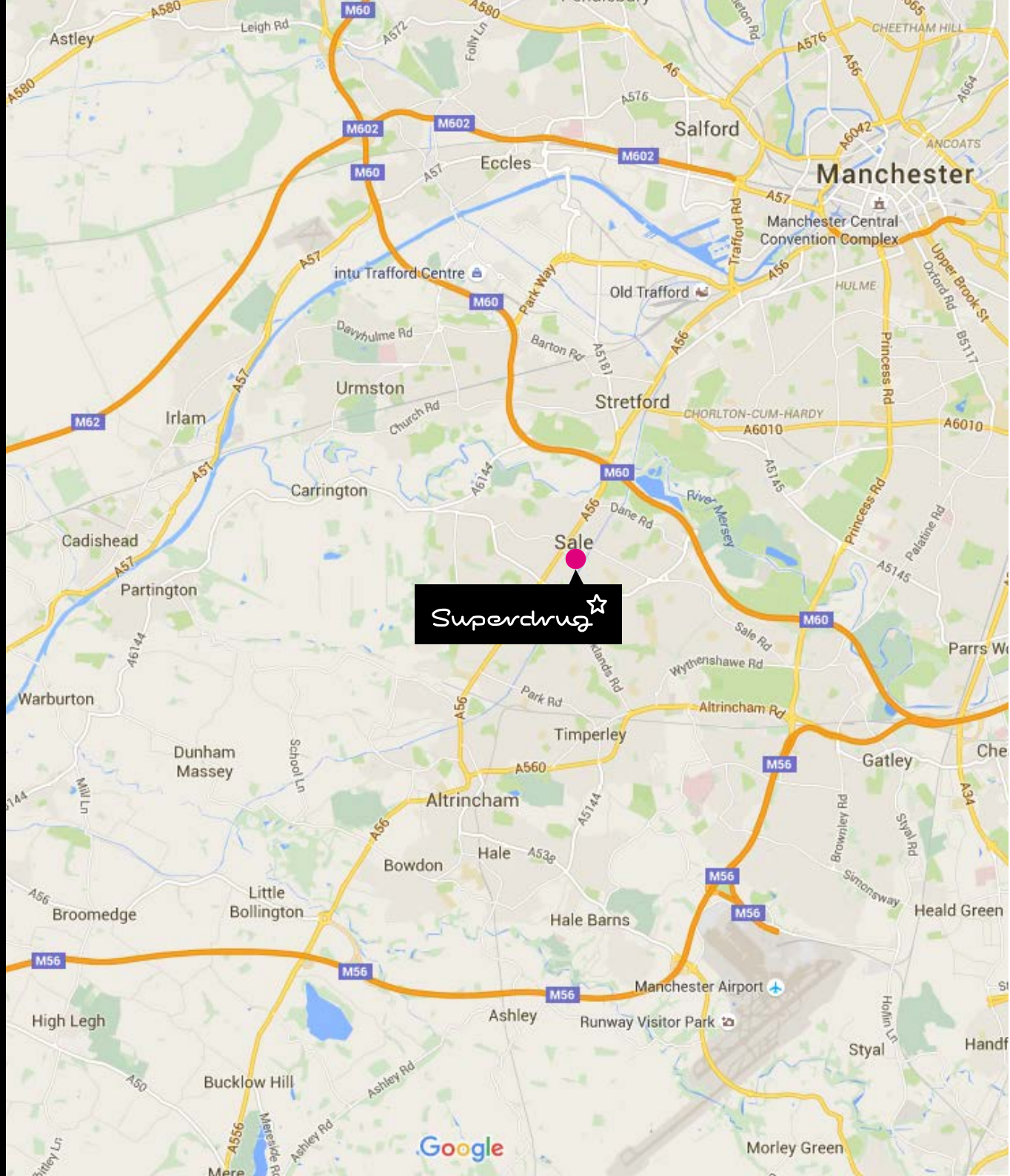
Sale is a popular South Manchester suburb, lying to the north and south of the neighbouring towns of Altrincham and Stretford, and 5 miles south west of Manchester city centre.

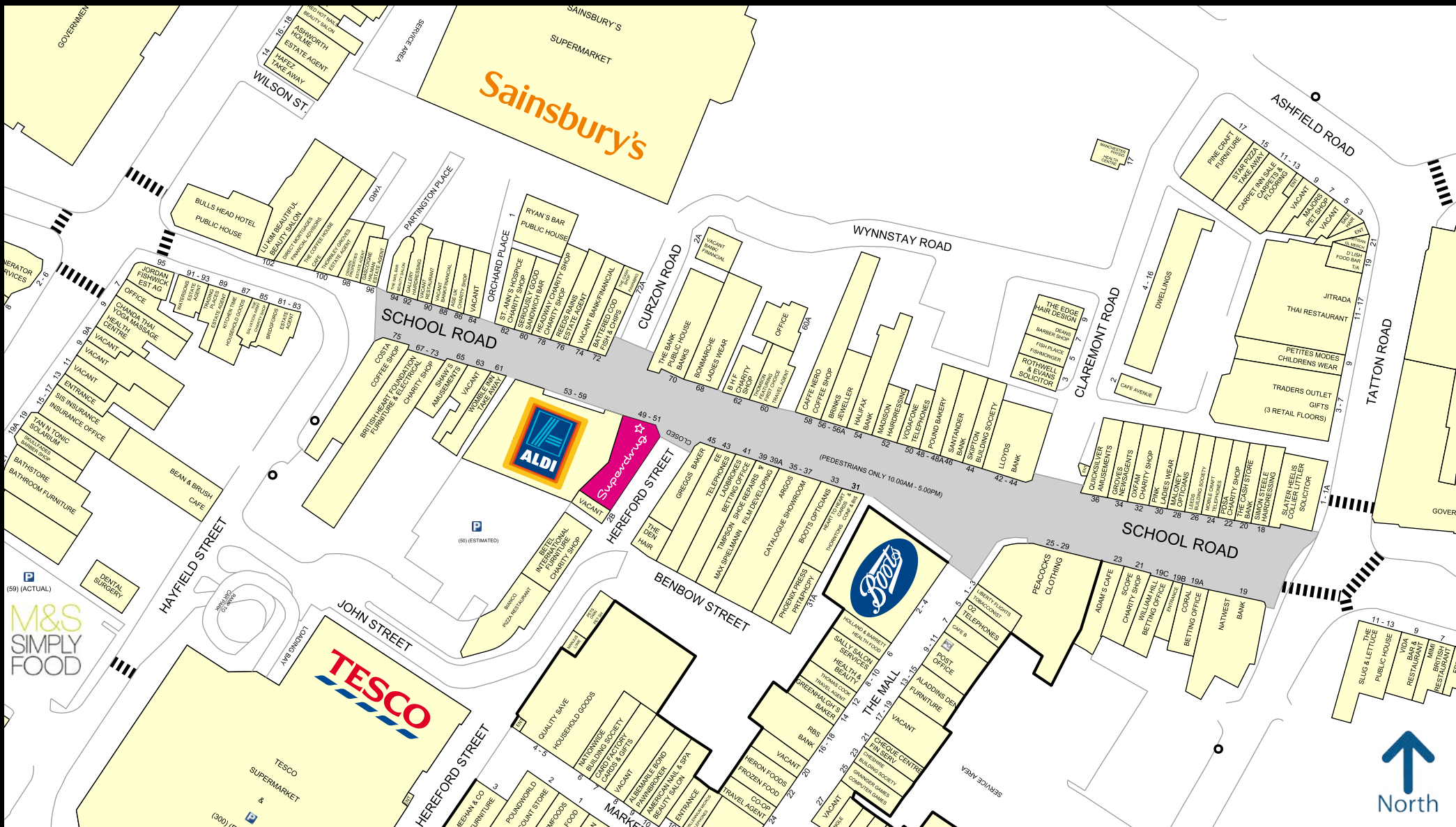
The town is easily accessible from the city centre or via the motorway network, with junction 7 of the M60 being less than 5 minutes driving distance to the north.

The Metrolink tram system connects Sale with other Greater Manchester suburbs and provides a regular direct service into Manchester City Centre with a journey time of 10 minutes.



49-51 School Road Sale Greater Manchester M33 7YF





## SITUATION

School Road is situated in the heart of Sale's retailing offer and comprises the prime pedestrianised pitch for the town.

The property occupies a prime position on the northern side of School Road, in close proximity to the main

entrance of the Mall Shopping Centre. National retailers in the immediate vicinity include Greggs, Boots, Superdrug, Lloyds, Bon Marché, British Heart Foundation, Vodafone and Caffè Nero.

There is a large multi-story carpark immediately to the rear of the property, providing ample parking for high street shoppers.



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## DESCRIPTION

The property comprises a purpose built, two storey retail outlet. The ground floor consists of sales area with storage to the rear, whilst the first floor provides further ancillary storage to the rear via Hereford Street.

The property benefits from vehicle loading to the rear via Hereford Street.

## ACCOMMODATION

	Sq m	Sq ft
ITZA	151.80	1,116
Ground Floor	228.32	2,458
First Floor	182.74	1,967
Total	411.06	4,425

## ENERGY PERFORMANCE CERTIFICATE

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** over 150

**98**

This is how energy efficient the building is.



## TENURE

Freehold.

## TENANCY

The property is let to Superdrug Stores Plc for a term of 5 years from 24th June 2012, expiring 23rd June 2017 at a current rent of £37,000 per annum.

## COVENANT STATUS

Superdrug Stores Plc (Company Number: 807043) is the United Kingdom's second-largest beauty and health retailer currently operating over 900 stores in England, Scotland, Wales, Northern Ireland and the Republic of Ireland. Besides health and beauty products, the company also have pharmacies with consultation rooms in over 220 stores, and a further 19 contain nurse clinics. Superdrug is currently the UK's fastest growing health and beauty retailer.

A summary of Superdrug Stores Plc accounts is set out below.

Financial Year	05 January 2014	05 January 2013	05 January 2011
Turnover	£1,058,047,000	£1,010,212,000	£1,021,021,000
Pre Tax Profits	£33,044,000	£28,982,000	(£3,977,000)
Shareholder Fund	£184,783,000	£160,982,000	£141,342,000

Superdrug Stores Plc has a Dun & Bradstreet rating of 5A1 representing minimal risk of business failure.

## VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be dealt with as a TOGC.



## PROPOSAL

OUR CLIENT IS SEEKING OFFERS IN EXCESS OF **£455,000** FOR THEIR FREEHOLD INTEREST. A PURCHASE AT THIS LEVEL REFLECTS A **7.75% NET INITIAL YIELD**, AFTER DEDUCTING PURCHASE COSTS AT 4.8%.

**For further information or to arrange an inspection, please contact:**

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