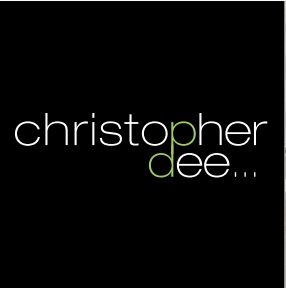




**SECURE CONVENIENCE STORE
INVESTMENT OPPORTUNITY**

CO-OP CONVENIENCE STORE,
MONGLEATH ROAD, FALMOUTH, CORNWALL TR11 4PN



Investment Summary

- Secure convenience store investment opportunity
- Well-presented, recently extended and refurbished unit
- Provides a total of **3,064 sq ft**
- Freehold site of **c 0.59 acres**
- Let to **Co-operative Group Food Limited** with surety from **Co-operative Group Limited**
- Includes a **0.14 acres** development site that is not demised to the Co-op
- Falmouth has a high average house price of **£313,525**, with prices growing 4% in 2018 and 7% in 2017
- **15 year FRI lease** from 20 June 2014 expiring 19 June 2029 but with an option to renew for a further 15 years
- **9.3 years** to expiry
- Low initial rent, **£84,759.67 per annum**
- **5 yearly upward only RPI reviews** (1% & 4% collar and cap)
- Offers in excess of **£1,520,000 (STC)**
- Representing a Net Initial Yield of **5.25%** with a further increase to **6.09%** in June 2024 assuming RPI growth of 3% pa.



Location

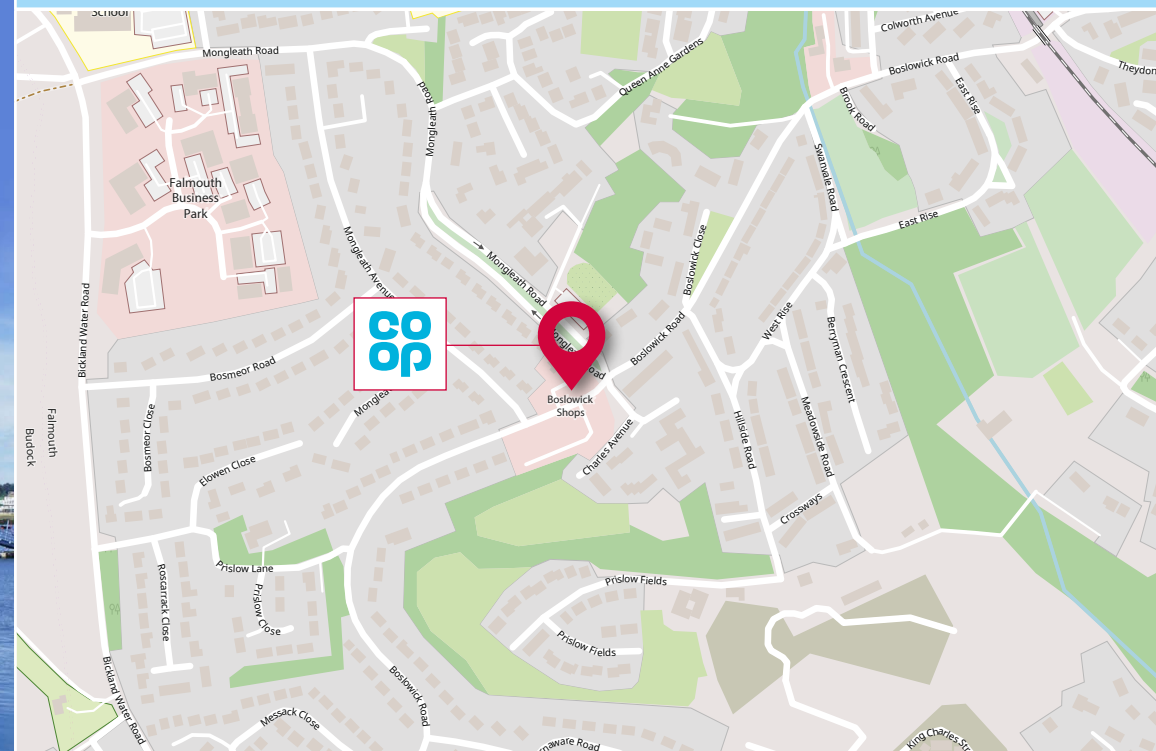
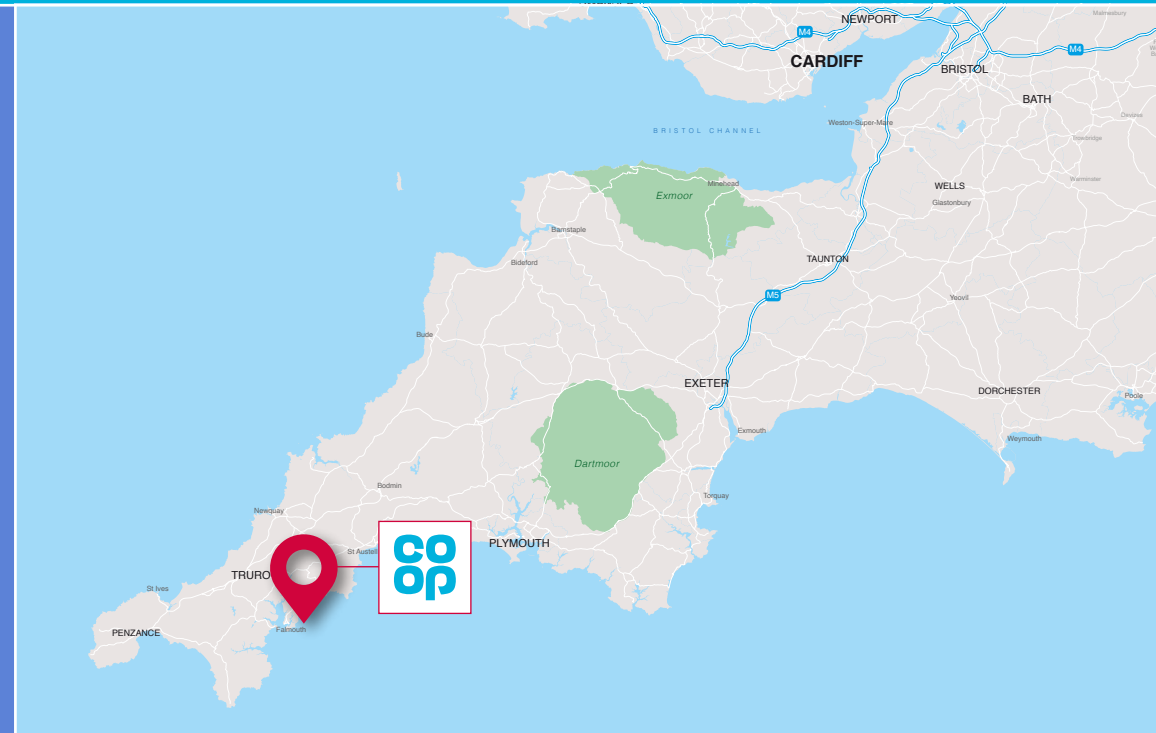
Falmouth is a small coastal town on the south coast of Cornwall, 10 miles south of Truro, 28 miles east of Penzance, 11 miles south east of Redruth and 26 miles south west of St Austell.

Famous for the deepest natural port in Western Europe, which has historically driven the local economy, Falmouth has become Cornwall's largest town, with a resident population of over 22,500 which swells considerably during the holiday season with the town's share of the 4 million annual visitors to the county.

Situation

The property occupies a corner location at the junction of Mongleath Road and Boslowick Road in an area that is predominantly residential in nature, on the western side of the town, approximately one mile west of the beach front and traditional town centre.

Opposite the property is a parade of primarily neighbourhood shops (including beauty, tanning and barber's shops) that is anchored by McColls. Falmouth Business Park is a short distance to the north.





PENDENNIS
CASTLE

PORT
FALMOUTH

ST MAWES FERRY

TOWN CENTRE

PREMIER
FALMOUTH MARINA

ST MAWES FERRY

Description & Accommodation

The property comprises a detached convenience store converted from a former public house, which was extensively refurbished and extended in 2014, with stone clad elevations under a pitched tiled roof.

The property extends to a total of 3,064 sq ft and provides ground floor sales space of 2,239 sq ft with delivery, ambient and refrigerated stock areas, and staff room/WC to the rear.

The first floor consists of a one-bedroom apartment with fully fitted kitchen and bathroom, as illustrated by the images provided. Access to the apartment is provided separately to the rear and although demised to the tenant, it is currently unused.

The property sits on a site of 0.59 acres (0.25 hectares) which includes a delivery yard as part of the car park to the side and front that provides spaces for 32 vehicles. Access and egress to and from the site is from both Mongleath Road and Boslowick Road.



Tenancy

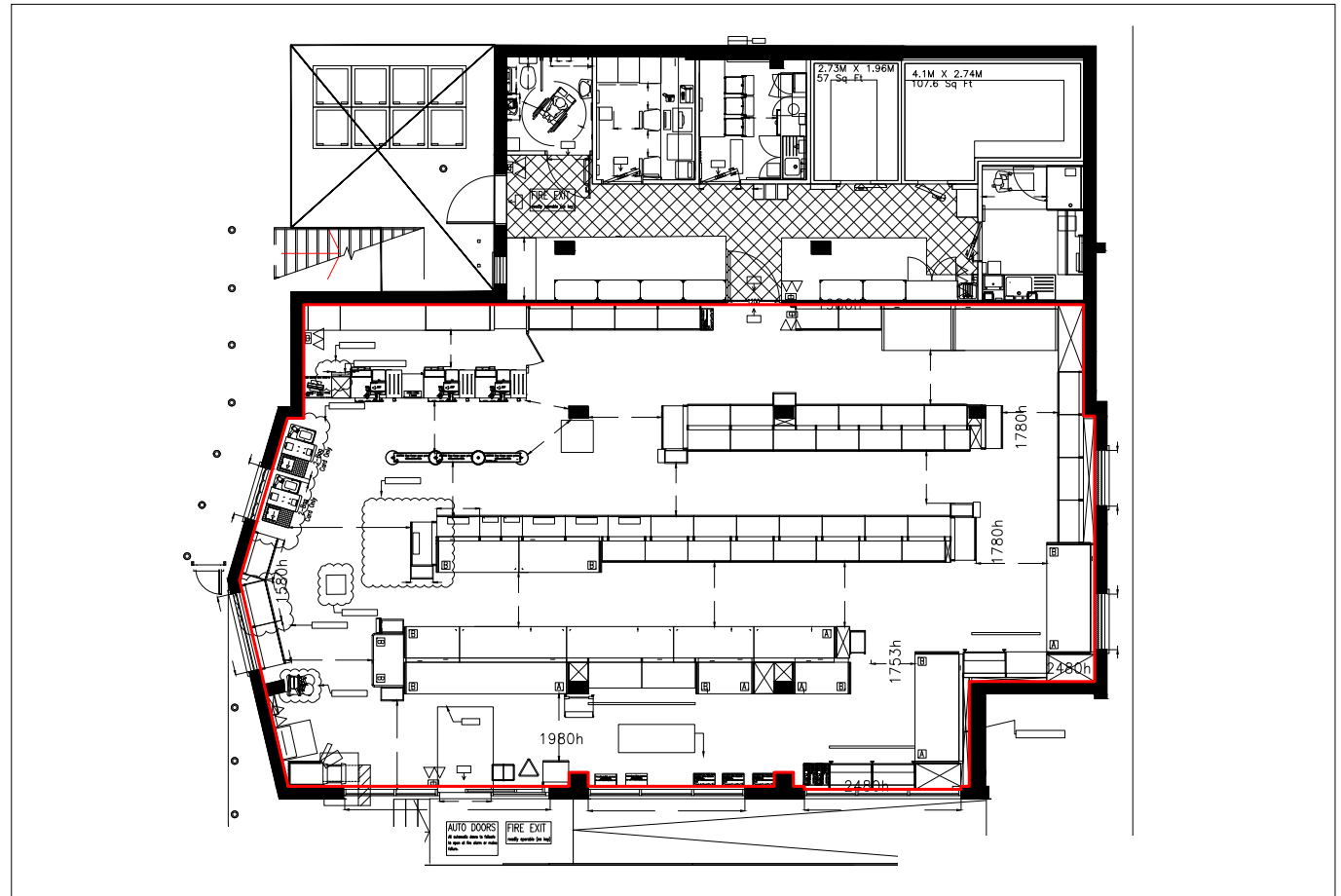
The property is let to Co-operative Group Food Ltd, with surety from Co-operative Group Limited, on a full repairing and insuring lease for a term of 15 years from 20th June 2014 expiring 19 June 2029. The lease has an option to renew for a further 15 years.

The current rent of £84,759.67 per annum is to be reviewed every 5 years in line with the retail price index (collared and capped at 1% & 4%), the next occurring on 20 June 2024.

Tenure

The property is held Freehold as outlined in red below (Title number: CL597).

Excluded from the tenant's demise is the blue site shown in the adjacent aerial photograph. This site totals 0.14 acres and is suitable for residential development subject to the appropriate planning permissions.



Covenant Status



Co-operative Group Food Limited (Company Number: 26715R) is a wholly owned subsidiary of The Co-operative Group Limited which was established in 1844 and now operates 4,500 outlets with almost 90,000 employees and has an annual turnover of £10.50 billion.

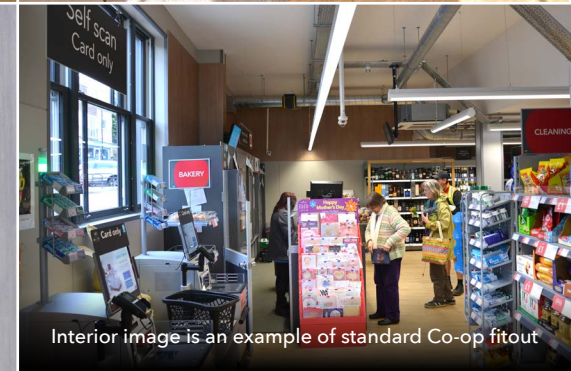
Co-operative Group Food is the UK's 5th largest food retailer with almost 2,800 local, convenience and medium sized stores employing over 69,000 people. Furthermore existing arrangements with independent co-operative societies means they supply more than 7,700 stores.

A summary of Co-operative Group Food Limited accounts is set out below.

Co-operative Group Food Limited	5th Jan 2019	6th Jan 2018	31st Dec 2016
Turnover	£7,185,200,000	£6,940,200,000	£6,933,400,000
Pre Tax Profits	£207,900,000	£232,500,000	£154,200,000
Shareholder Funds	£1,970,500,000	£1,875,100,000	£1,805,400,000

A summary of Co-operative Group Limited accounts is set out below.

Co-operative Group Food Limited	5th Jan 2019	6th Jan 2018	31st Dec 2016
Turnover	£10,162,000	£8,943,090,000	£9,472,000,000
Pre Tax Profits	£93,000,000	£73,000,000	(£132,000,000)
Shareholder Funds	£3,069,000,000	£3,015,000,000	£3,241,000,000



Interior image is an example of standard Co-op fitout

CO-OP FALMOUTH

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price although we anticipate the sale will be able to be dealt with as a TOGC.

EPC

The property has an energy performance rating of D-88. A copy of the certificate can be provided upon request.

Proposal

We are instructed to quote offers in excess of **£1,520,000** exclusive of VAT and subject to contract. A purchase at this level reflects a **5.25%** net initial yield after deducting standard purchase costs.

We have applied an average RPI rate of 3% as an estimate of future rental growth and yield performance:

Year	£ Rent Per Annum	Running Yield
June 2019	£84,759.67	5.25%
June 2024	£98,269.69	6.09%

Further Information

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



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