

Co-Operative Supermarket Investment

Former Paddock Hotel and Public House, Goodison Boulevard/Cantley Lane,
Cantley, Doncaster, DN4 6NL



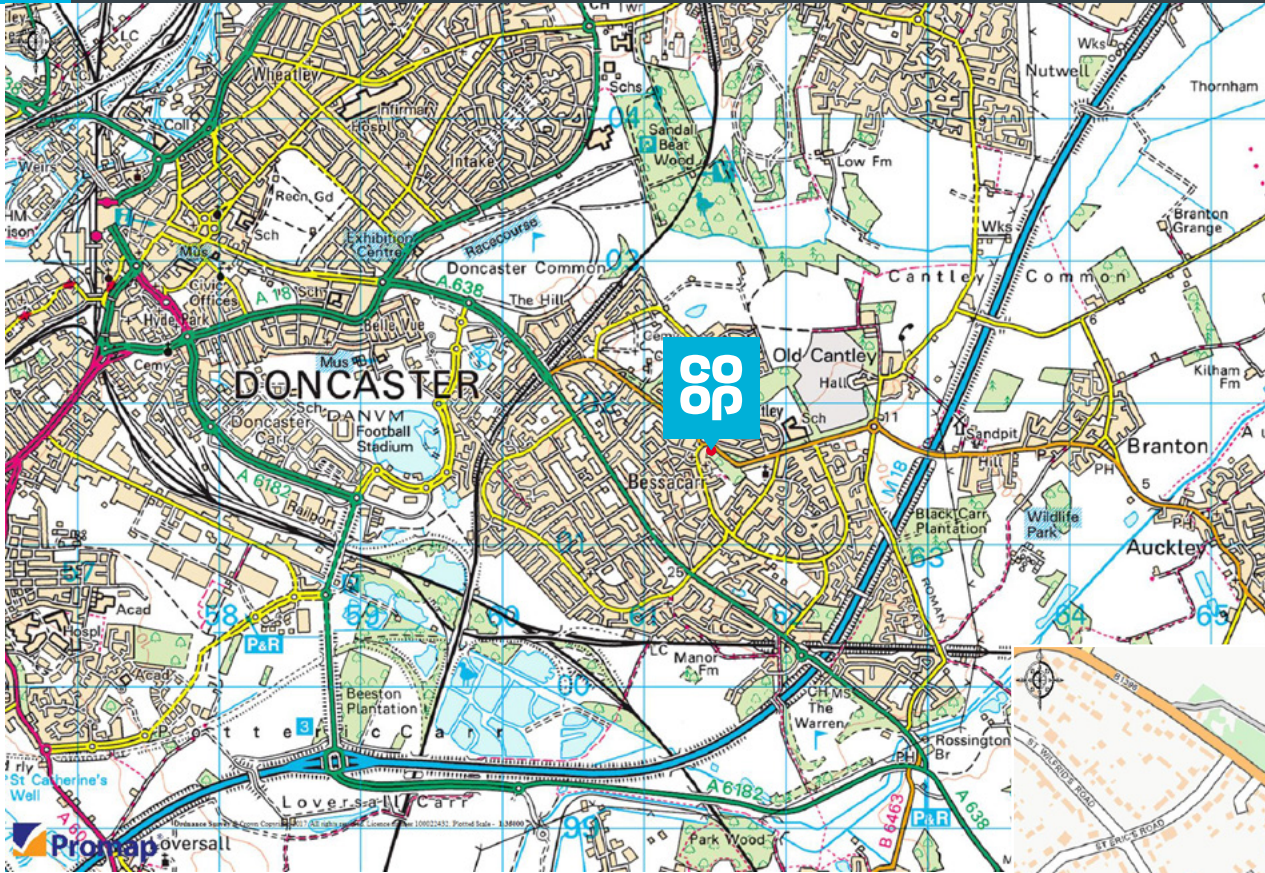
CGI new signage





Investment Summary

- Situated in a densely populated residential area
- Excellent frontage on to Cantley Lane (B1396)
- In close proximity to The McAuley Catholic High School, McAuley Sixth Form College, McAuley Lower School and Hawthorn Primary School
- 4,664 sq ft Gross Internal Area at ground floor
- Large site with three access points and 40 car parking spaces
- Let to Co-Operative Group Food Limited
- Covenant is rated by D&B as 5A1 and has an Experian Delphi Rating 100 (Low Risk)
- 15-year FRI lease from completion (Unbroken)
- £80,000 per annum (£17.15 psf)
- 5 yearly upward only rent reviews linked to RPI (collared and cap – 1% – 3%)
- Freehold
- Offers in excess of £1,300,000 (STC)
- Attractive Net Initial Yield of 5.82%



Doncaster

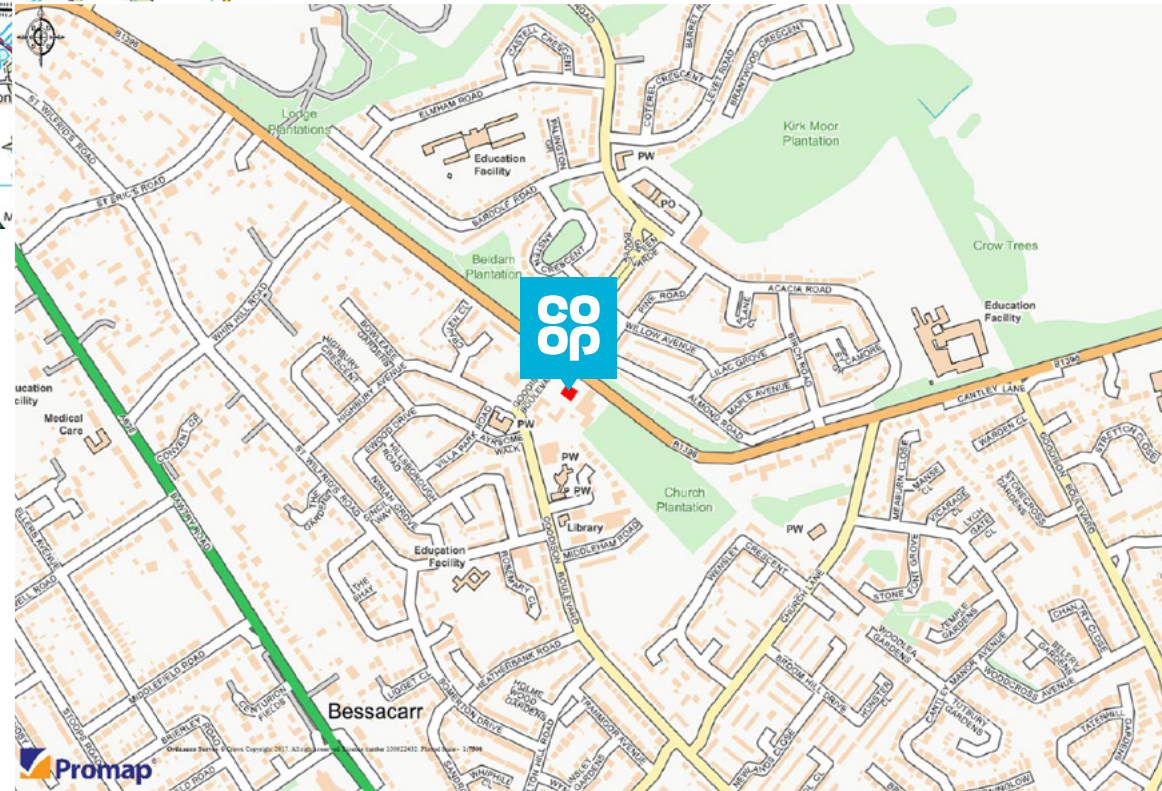
Doncaster is in South Yorkshire approximately 33 miles to the south east of Leeds and 20 miles north east of Sheffield.

The town is famed for its racecourse, the home of the St Leger Stakes and Robin Hood Doncaster/Sheffield International Airport is approximately 7 miles out of town.

Excellent road connectivity includes the A1(M) and the M18 linking the town to the M1 and a ten-minute drive time area provides a population of approximately 79,000.

The property is situated in the Bessacarr suburb of Doncaster, approximately 2.5 miles to the south east of the town centre. Bessacarr is home to Doncaster Rovers Lakeside Football Stadium, the recently developed Lakeside Village Shopping Centre and significant new housing developments.

Cantley Lane (B1396) adjoins the A638 which runs directly into Doncaster centre.

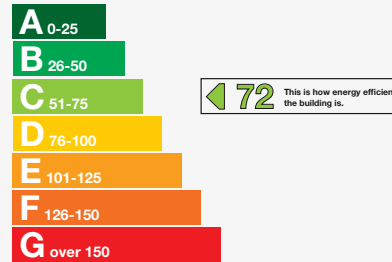




15 years unexpired to 5A1 covenant

EPC

Energy Performance Certificate will be provided upon completion.



Tenure

Freehold (Title number: SYK319862).

Tenancy

The property is to be let to Co-Operative Group Food Limited on a full repairing and insuring terms for a term of 15 years from completion. The initial rent of £80,000 per annum is subject to 5 yearly rental increases to RPI with a cap and collar of 1% and 3%.

Description

The property comprises a two-storey building of brick construction beneath a pitched tile roof with car parking to the front of the site (40 car parking spaces). There is excellent double frontage with the property being situated on the corner of Cantley Lane (B1396) and Goodison Boulevard.

Adjoining the site is BP petrol filling station and servicing access onto the property is good with entrance/exit from both two routes.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition). The property has the following approximate gross internal areas:

Co-Op	Sq m	Sq ft
Ground Floor	431.4	4,644
First Floor	unmeasured	unmeasured
Total	431.4	4,644

The property occupies a site of approximately 0.57 acres (0.23 hectares) which provides a low site cover of approximately 18%.



Covenant Status

Co-operative Group Food Limited (Company Number: 26715R) is a wholly owned subsidiary of The Co-operative Group Ltd 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. The company has been undertaking a rationalisation of its stores over the last 24 months with the disposal of a number of its larger stores and smaller stores (McColls disposal) with the focus on retaining and expanding the convenience stores within its estate. The company opened over a 100 new convenience stores in 2016 at a cost of £70m.

Co-Operative Group Ltd	31/12/2016	31/12/2015
Turnover	£9,472,000,000	£9,201,000,000
Pre Tax Profits	£132,000,000	£23,000,000
Shareholder Fund	£3,029,000,000	£2,937,000,000

Experian Delphi Rating 100 (Very Low Risk)

Dun & Bradstreet Rating 5A1

Further information is available at www.co-operativefood.co.uk

VAT

VAT will be payable on the purchase price. It is anticipated that the sale will be dealt with as a transfer of a going concern.

PROPOSAL

We are seeking offers in excess of £1,300,000 for our client's freehold interest subject to contract and exclusive of VAT.

A purchase at this level reflects the following yield profile, after deducting purchase costs.

Net Initial Yield: 5.82%

Reversionary Yield (2022): 6.73%

Reversionary Yield (2027): 7.80%

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

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

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