

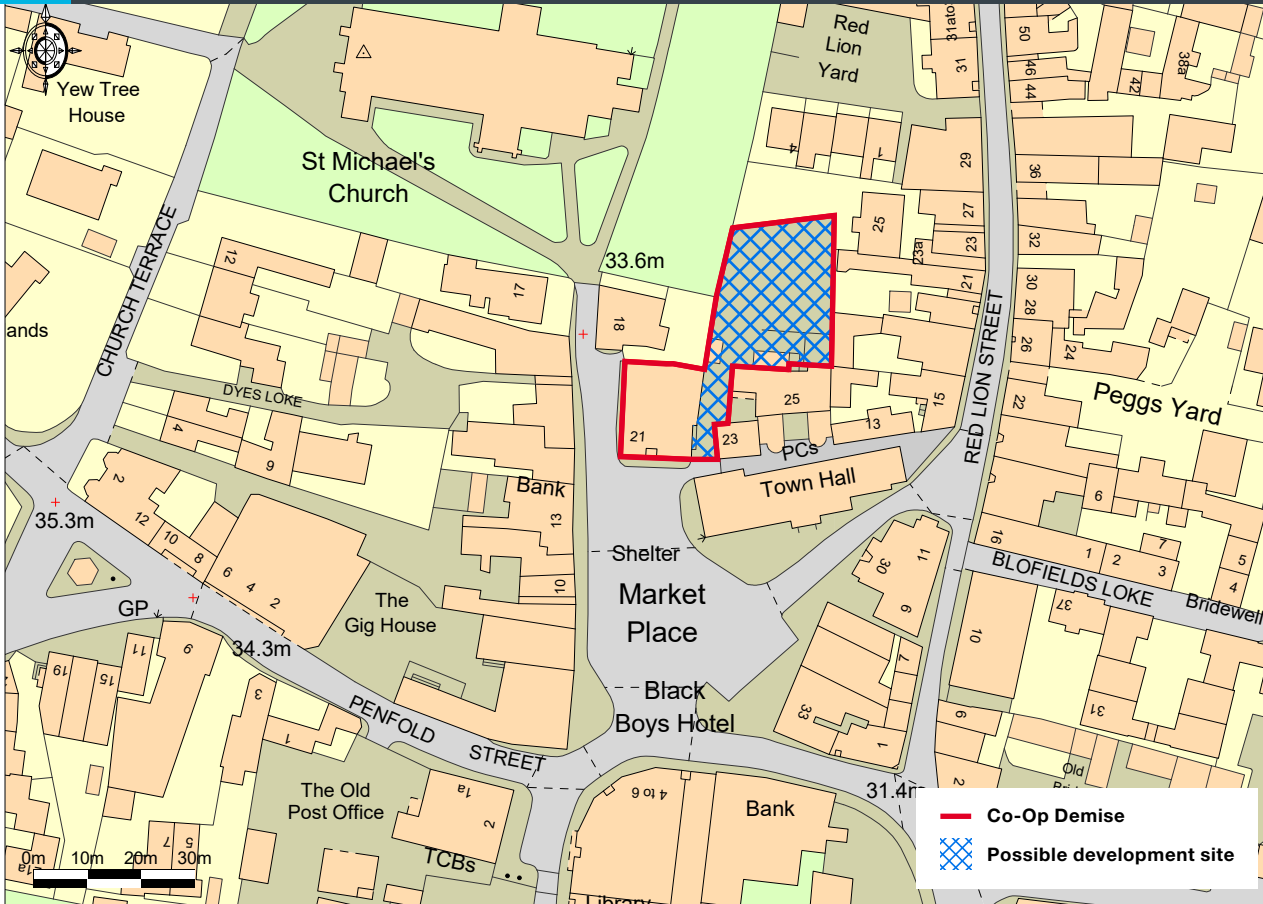
Co-Operative Convenience Store,
20/22 Market Place, Aylsham, Norfolk, NR11 6EL





Investment Summary

- Prominent convenience supermarket in attractive market town
- Let to Co-Operative Foodstores Limited guaranteed by Co-Operative Group Limited
- 5,040 sq ft across ground and first floor
- 25 year lease wef 6th July 2006, expiring 5th July 2031 (15 years unexpired without break)
- Passing rent of £98,315.92 per annum
- Five yearly fixed reviews in line with 2.25% per annum compounded (5 years UXT)
- Freehold
- The car park is currently unutilised by Co-Op with sufficient parking in the Market Place. This provides a development opportunity subject to planning and surrender of this element
- Seeking offers of **£1,545,000** reflecting a **NIY of 6.00%** after allowing for purchasers' costs
- Reversionary yield of 6.71% in July 2021 and 7.5% in July 2026



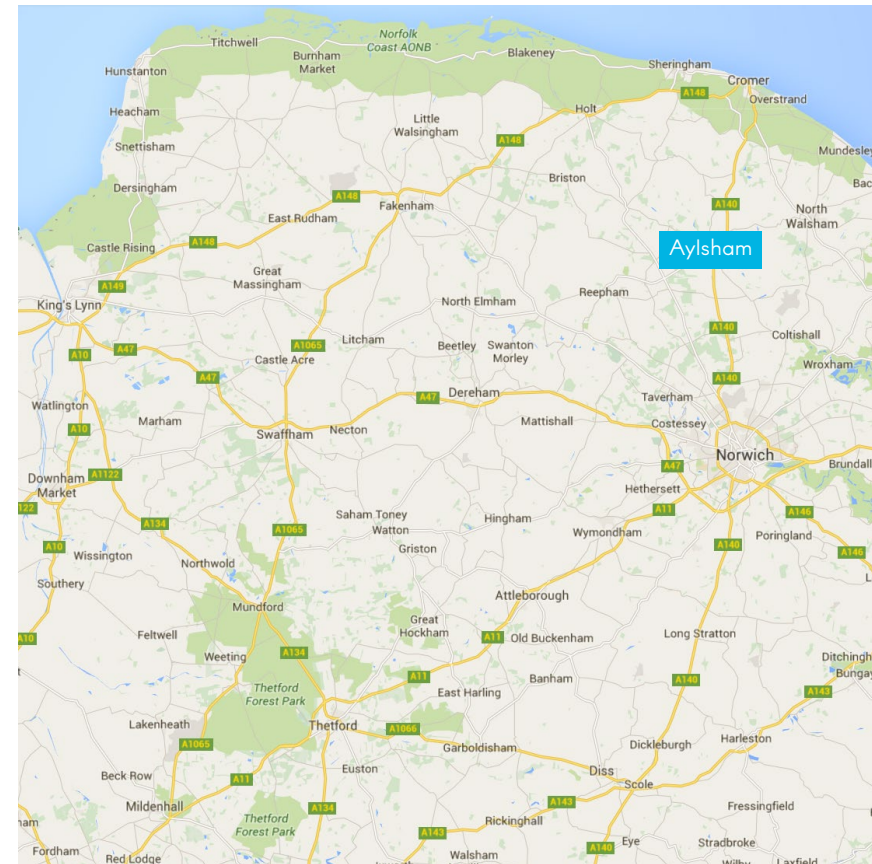
Location

Aylsham is an attractive market town in Norfolk and remains well known for its twice-weekly market and its regular auctions. It is a popular commuter town for those working in Norwich, whilst remaining an active local business centre in its own right, particularly in the support of agriculture.

The town has a population of about 5,500 people and is home to several local industries. Norfolk itself is a largely rural county with a population of 860,000.

Aylsham enjoys excellent road links to Norwich approximately 10km (6m) to the south via the A140. Kings Lynn approximately 65km (40m) to the west is also readily accessible via the B1145.

The property is prominently situated on Market Place, the town's principle retailing area. Nearby occupiers include Budgens, Lloyds Pharmacy, HSBC, Lloyds TSB, Barclays and Alliance & Leicester Banks.



The property is prominently situated on Market Place, the town's principle retailing thoroughfare.



15 years unexpired to 5A1 covenant

Tenure

Freehold.

Tenancy

The property is let on assignment to Co-Operative Foodstores Limited, guaranteed by the Co-Operative Group Limited for a 25 year term from 6th July 2006, expiring 5th July 2031 on a full repair and insuring lease. The passing rent amounts to £98,315 per annum, breaking back to £19.50 psf.

The rent is reviewed on a five yearly basis and to a multiplier of 2.25% per annum compounded. The rent will therefore increase to the following at review:

July 2021 - £109,885 per annum
 July 2026 - £122,816 per annum



Description

The property is arranged on the ground, basement and first floors and comprises brick elevations beneath a pitched slate roof.

There are approximately 35 car parking spaces in Market Place to the front of the property.

The property occupies a site of 0.224 acres (0.091 ha) to include the land to the rear. This offers a substantial development opportunity that would suit a range of uses, subject to obtaining the necessary planning consent.

Accommodation

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

Floor	Use	Sq m	Sq ft
Ground	Retail	176.97	1,905
First	Ancillary/Offices	365.22	2,597
Basement	Ancillary/Offices	50.02	538
Total Floor Area		468.21	5,040





“Jointly owned by over 7.9M individual members with over 4,500 retail outlets throughout the UK”

Covenant Status

Co-Operative Foodstores Limited (Company Number: 32443R) 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.

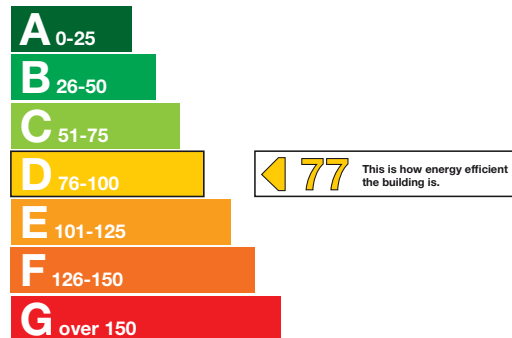
Co-Operative Group Limited is the UK's 5th largest food retailer with almost 2,800 local, convenience and medium sized stores employing over 69,000 people. The company has been undertaking a rationalisation of its stores over the last 12 months with the disposal of a number of its larger stores with the focus on retaining and expanding the convenience stores within its estate. The company opened 32 new convenience stores in 2013 and a further 32 stores in 2014.

A summary of Co-Operative Group Ltd accounts is set out below.

Co-Operative Group Ltd	Y/E 03/01/2015	Y/E 04/01/2014	Y/E 05/01/2013
Turnover	£9,433,000,000	£10,534,000,000	£10,967,000,000
Pre Tax Profits	£124,000,000	£277,000,000	£64,000,000
Shareholder Fund	£1,940,000,000	£2,036,000,000	£4,525,000,000

Energy Performance Certificate

The property has an EPC rating of 77.



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

We are seeking offers in excess of £1,545,000 for our client's freehold interest. A purchase at this level reflects a 6.00% Net Initial Yield, after the appropriate purchasers' costs.

An acquisition at this level reflect the following yield profile taking account of the fixed uplifts:

July 2021 – 6.71%

July 2026 – 7.50%

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

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