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 YOUR MOVE

Prime Retail Investment



YOUR MOVE

Your-Move.co.uk Limited
18 High Street
Royal Tunbridge Wells
Kent TN1 1UX

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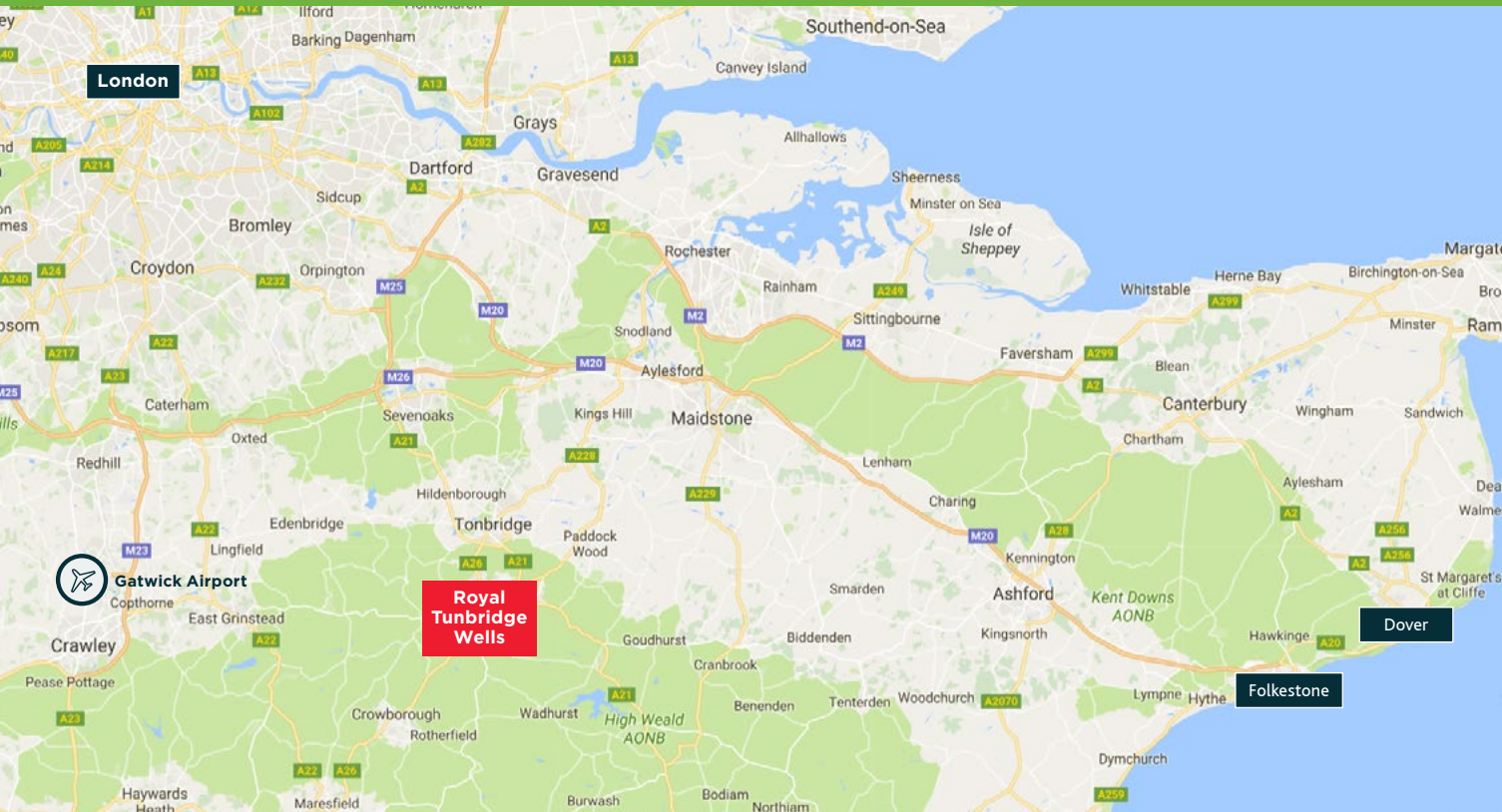
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Investment Summary

- Freehold retail investment
- Royal Tunbridge Wells is one of the most affluent towns in the UK
- 3,295 sq ft overall
- Let to Your-Move.co.uk Limited (Turnover £89m)
- 10-year lease wef 14th February 2014, expiring 13th February 2024
- Tenant option to determine on 14th February 2019
- Current rent of £42,500 per annum (£55 ZA)
- Offers in excess of £625,000 (STC)
- Attractive Net Initial Yield of 6.47%
- Excellent SIPP purchase opportunity
- Development Opportunity STP
- The property is **not** VAT elected



Royal Tunbridge Wells

Royal Tunbridge Wells is a key commuter town in Kent close to the Sussex border. The town not only boasts one of the most affluent catchment populations in the South (approximately 115,000 persons) but is also a significant retail centre and an established office location.

Royal Tunbridge Wells is located 40 miles south east of Central London and benefits from excellent road communications. The A21 dual carriageway connects the town with the M25 (Junction 5) 12 miles to the north whilst the A228 leads directly to the M20 (Junction 4) 17 miles to the north east.

From here, access to mainland Europe is provided via Ashford International (Eurostar), the Channel Tunnel terminal at Folkestone and the Port of Dover.

Royal Tunbridge Wells offers commuters a fast and direct rail service into Central London with a journey time of approximately 55 minutes to

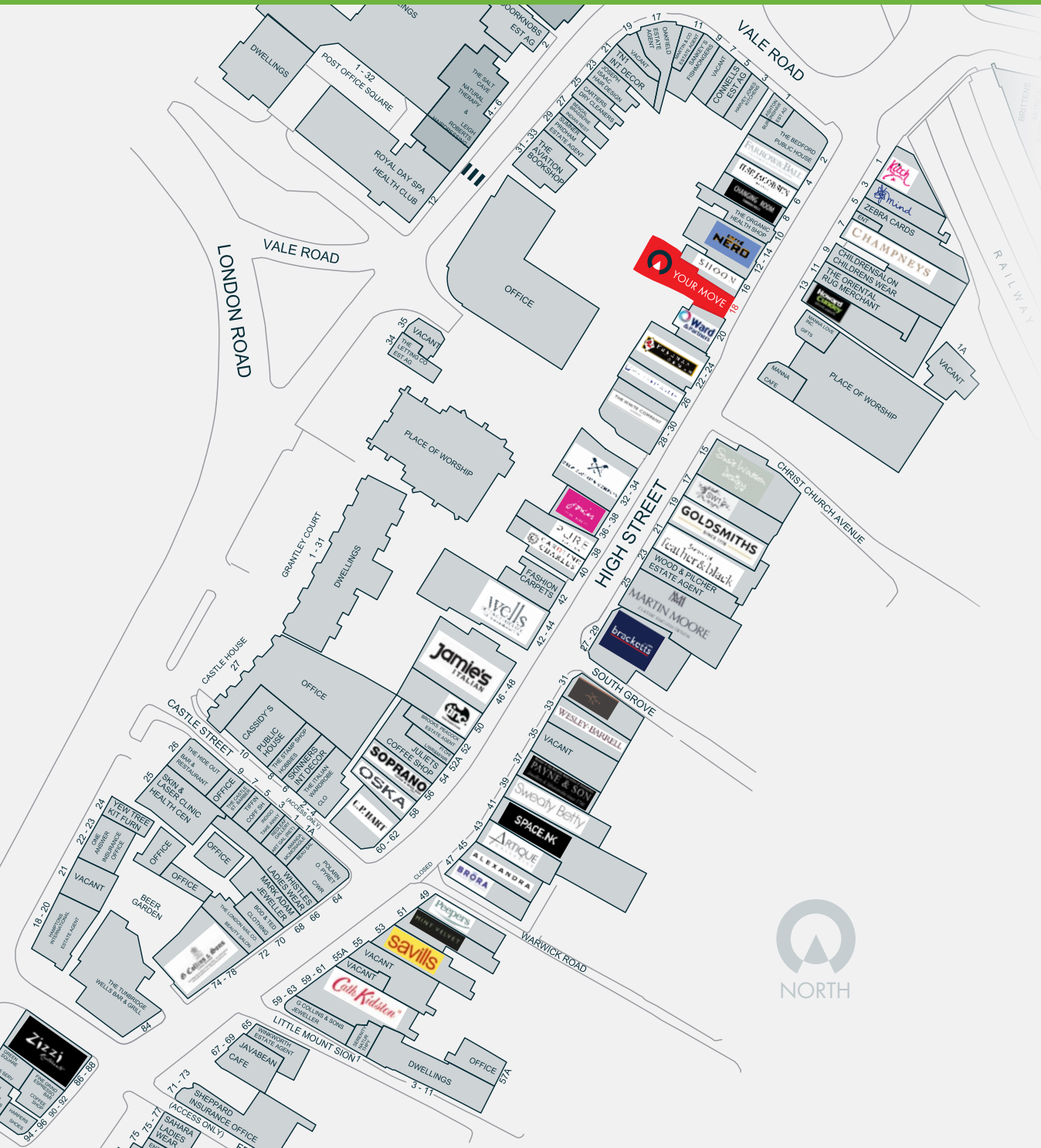
both Charing Cross and Cannon Street stations, making the town an increasingly popular commercial centre in the South East.

The station also provides services to local destinations including Sevenoaks, Tonbridge, Hastings and Eastbourne.

Gatwick Airport is 23 miles west of Royal Tunbridge Wells. Gatwick Airport is the UK's second largest airport and serves 34 million passengers per year to around 200 destinations. Heathrow Airport and City Airport are both within easy reach of the town.

The Port of Dover, the world's busiest passenger port, is located 55 miles to the east of Royal Tunbridge Wells. The port provides regular ferry services to Calais and Dunkirk in France with 16 million passengers travelling through the port each year.





Situation

The property is situated on the prime section of High Street, close to its intersection with Vale Road and the National Rail Station. High Street is home to a significant number of upmarket retail and leisure operators including White Company, Joules, Crew Clothing, Feather & Black, Space NK, Jamie's Italian, Cath Kidston and Farrow & Ball.





Description

The property comprises a mid terrace retail unit on the west side of High Street. The front section is traditional two storey unit with brick and clad elevations beneath a pitched tiled roof. The rear section of the property is of three storey brick construction with rendered elevations under a pitched tiled roof. Internally the property has been fitted to a high standard in the tenant's corporate style.

Accommodation

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

Floor	sq m	sq ft
Ground Floor (Sales)	69.77	751
ITZA		463
Ground Floor (Anc)	35.67	384
First Floor	89.19	960
Second Floor	72.37	779
Basement	39.11	421
Total	306.11	3,295

The property benefits from 6 car spaces to the rear of the property.



Tenure

Freehold.

Tenancy

The property is let to Your-Move.co.uk Limited for a term of 10 years with effect from 14th February 2014, expiring 13th February 2024. The tenant has the option to determine the lease and a rent review on 14th February 2019. The current rent of £42,500 per annum is reviewed 5 yearly to the open market rental value.

Covenant Status

Your-Move.co.uk Limited (Company Number: 1864469) is a UK estate agency with a national network of 285 branches set up in the late 1980s. Its parent company, LSL Property Services is the second largest estate agency chain in the UK comprising E.Surv, Your Move and Reeds Rains.

Headline financial information from the tenant's most recent accounts is as follows: -

Financial Year	31 December 2013	31 December 2014	31 December 2015
Turnover	£77,599,000	£86,710,000	£89,838,000
Pre-Tax Profit	£4,492,000	£4,526,000	£5,526,000
Shareholder Fund	£17,167,000	£22,008,000	£26,754,000

EPC

EPC to be provided on request.

VAT

The property is **not** elected for VAT.

Asset Management

The tenant does not fully occupy the property. Subject to part surrender the upper floors and rear element could be converted to residential or office accommodation subject to planning.





YOUR MOVE

Proposal

Our client is seeking offers in excess of **£625,000** for their freehold interest. A purchase at this level reflects a **6.47% net initial yield**, after deducting purchase costs.

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

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