



halfords

SECURE RETAIL WAREHOUSE INVESTMENT OPPORTUNITY

Let to Halfords Limited

MANCHESTER ROAD, BOLTON, LANCASHIRE BL2 1HE

christopher
property investment dee



INVESTMENT SUMMARY

- **Single let retail warehouse** investment opportunity
- **Prominently situated on Manchester Road**, opposite Burnden Retail Park and close to Manchester Road Retail park
- Total gross internal area of **14,990 sq ft (1,392.6 sq m)**
- **Site area of 1.30 acres**
- **Let to Halfords Limited** (D&B 5A1 - £766m net worth)
- **40 year FRI lease** commencing 18th November 1988, expiring 17th November 2028 (c. 9.25 years unexpired)
- Tenant only break on 18th November 2023 (c. 4.25 years unexpired)
- Current rent of **£172,431 per annum (£11.50 psf)**
- Freehold
- Rent reviewed in November 2023 to the lesser of OMRV or 2.5% per annum compounded
- Offers in excess of **£1,910,000 (STC)**
- Net Initial Yield of **8.5%**, and a low capital value of just **£127 psf**

LOCATION

Bolton is a large town within Greater Manchester in the North West of England. The town lies 10 miles north west of Manchester, 26 miles to the east of Liverpool and 22 miles north of Warrington.



The town has excellent transport links between these cities, positioned as it is close to the M60, M61, M62 and M66. As a result, whilst the urban centre of Bolton has a population of 194,189, the primary catchment for the town includes over 530,000 people.

Bolton Train Station provides regular trains to destinations throughout the North West, including Manchester from which regular trains to London and the South East can be taken.

Bolton has a retail expenditure of £1.2billion, significantly above the national average, ranking it 37th out of 200 PMA retail centres.



TOWN CENTRE

BOLTON SHOPPING PARK

BOLTON TRAIN STATION

CENTRAL RETAIL PARK

MANCHESTER RD

TRINITY RETAIL PARK

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A666

ST PETER'S WAY

B6536

BURNDEN RETAIL PARK

- bm
- Iceland
- pets at home
- 4 XERCISE4LESS
- KwikFit
- Starbucks
- Arnold Clark
- JUMP XTREME
- £poundstretcher
- Pet Hut
- ASDA
- Thomas Cook
- home bargains
- bm
- DW Fitness First
- Barnardos
- SUBWAY
- Carphone Warehouse

SITUATION

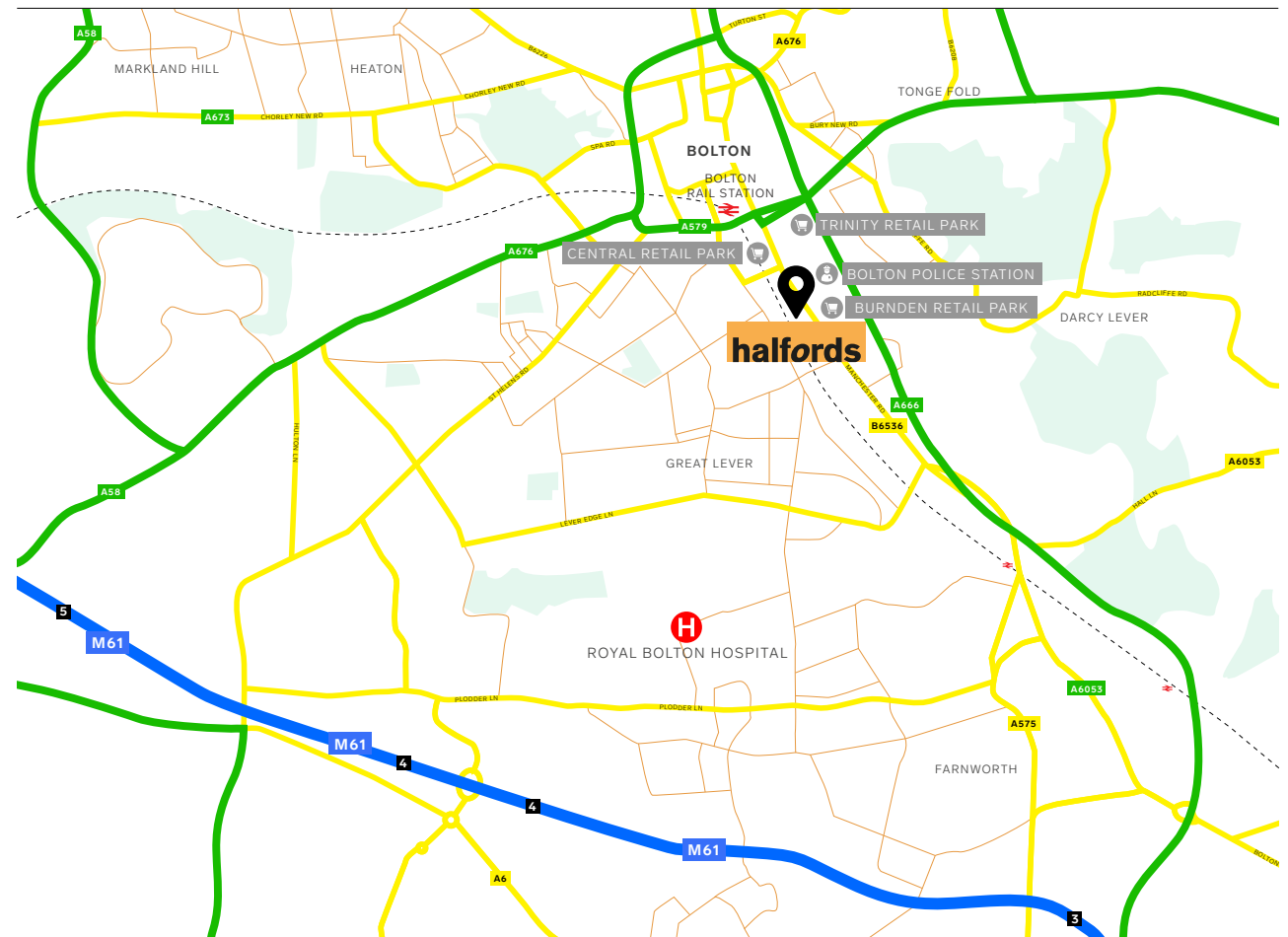
The subject property is situated 0.5 miles to the south of Bolton town centre fronting Manchester Road, a main arterial route into the centre. Manchester Road also connects to junctions 5 and 3 of the M61, via the A676 and the A666 respectively.

The property is located within an established retail warehouse/trade counter and motor trade location, lying adjacent to Starbucks with nearby occupiers including Pure Gym, Kwik Fit, Poundstretcher and Tool Station.

Burnden Retail Park is immediately opposite which comprises an 85,000 sqft Asda superstore together with occupiers including Home Bargains, Abakham, B&M Express, DW Sports Fitness, Carphone Warehouse, Barnardo's, Subway, Johnson Cleaners and Thomas Cook. Central Retail Park is also close by on Manchester Road with occupiers including Xercise4less, Iceland, Pets at Home and B&M Home Store.

In close vicinity along Manchester Road lie a number of car dealerships including Porsche, BMW and Mini, Renault, Nissan, Vauxhall, Fiat and Mazda.

Scholey Street, opposite the property, provides the new Divisional Headquarters for Greater Manchester Police.



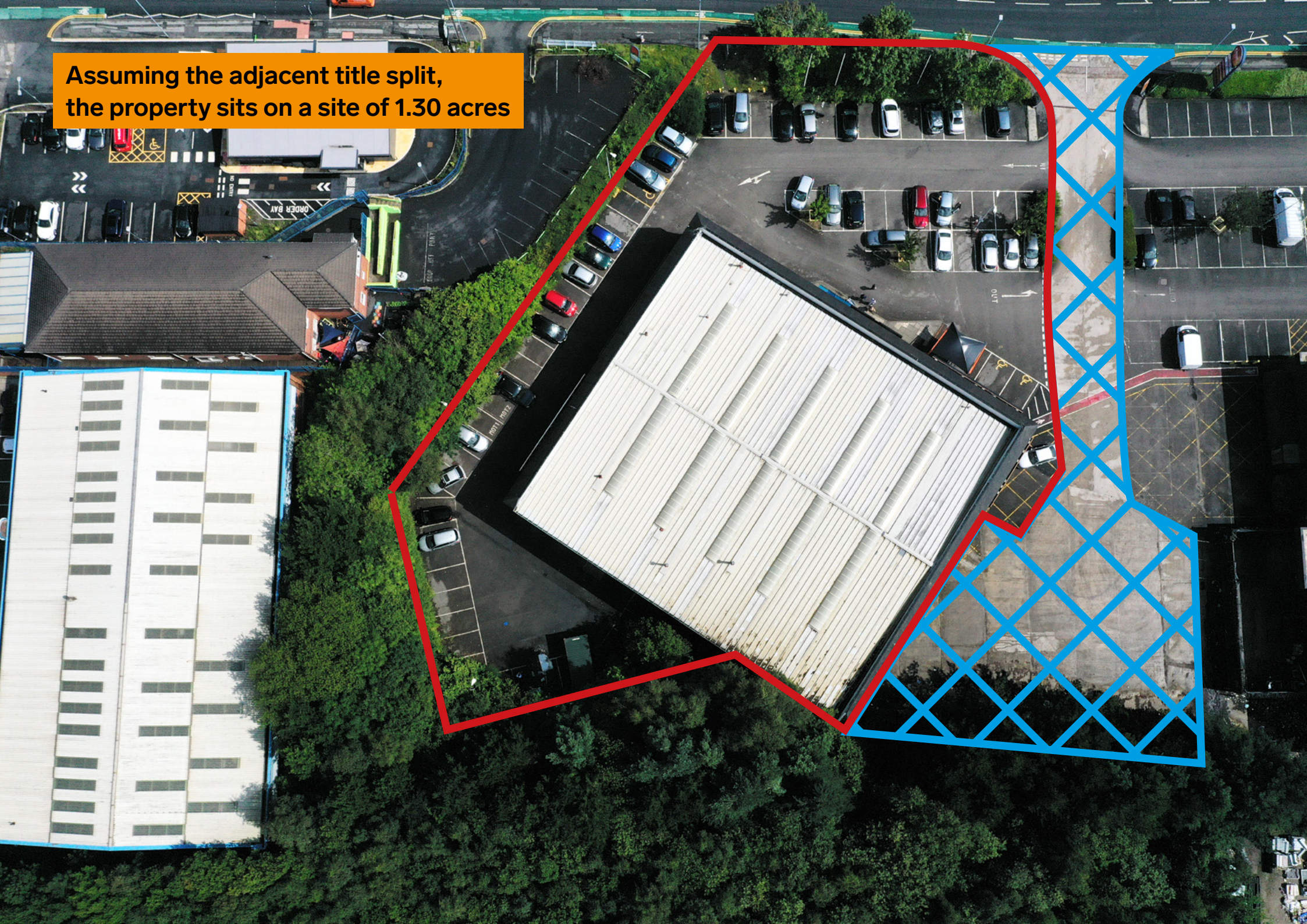
DESCRIPTION & ACCOMMODATION

The property comprises a purpose built standalone retail warehouse unit of steel frame construction with brick elevations under a pitched profile metal roof. Internally, the unit has been reconfigured to allow the tenant's Auto Centre brand to operate from.

The property has an internal eaves height of 6 metres, and a total gross internal area of 14,990 sq ft (1,392.6 sq m). The property includes a tarmac surfaced car park to the front and sides with spaces for approximately 58 vehicles.



Assuming the adjacent title split,
the property sits on a site of 1.30 acres



RETAIL WAREHOUSING IN BOLTON

We summarise the main retail warehouse provision within Bolton below.

Bolton is ranked 19 out of the PROMIS Centres in the UK in terms of Retail Warehouse supply.

Bolton's retail warehouse provision (non food) includes the subject property, Middlebrook Retail Park, Bolton Gate Retail Park, Bolton Shopping Park, Burnden Park and Central Retail Park.

NON-FOOD

Scheme	Area (sq ft)	Main Tenant	Rental Tone	Comments
Middlebrook Retail & Leisure Park	551,761	Boots, Next Home, Sports Direct	£30 psf	Bolton's largest retail park developed in 1998 by Orbit Developments. Predominantly bulky goods with the exception of anchor stores.
Bolton Gate Retail Park	131,200	PC World, Dunelm Mill, JYSK, Bensons	£18 psf (small) £15 psf (large)	Developed in 1998, the park has a part open and part bulky goods consent.
Bolton Shopping Park	105,000	TK Maxx, TJ Hughes, Peacocks, Decathlon, Boots & Next	£18 psf (small) £15 psf (large)	Developed in 2006 Part Open A1 food and part non food planning consent together with an A3 pod and two storage units with planning consent for B8 use.
Burnden Park	64,492	Home Bargains, DW Sports, Poundstretcher	£15 psf	Developed in 2001 by Orbit Developments, the scheme benefits from Open A1 consent.
Central Retail Park	82,105	Pets at Home, Iceland, B&M, Maplin, Exercise 4 Less	£15 psf (small) £10 psf (large)	Developed in 1985 the park has an Open A1 Planning consent.

FOOD

Scheme	Area (sq ft)	Food Stores
Bolton Shopping Park	78,825	Sainsbury's
Blackhorse Street	72,376	Morrisons
Trinity Way	12,000	Aldi
Burnden Park	85,508	Asda

“Bolton is ranked 19 out of the PROMIS Centres in the UK in terms of Retail Warehouse Supply”

PLANNING

The Halfords unit was built under planning consent granted in August 1987. Planning permission was later approved for a part change of use of the Halfords unit to allow a separate motorist centre (Class B2).

In 1993 applications were approved which sought to widen the range of permitted goods. As a result, the unit can be used for the sale of all retail goods excluding food, clothing, books and jewellery.

In addition to the flexibility that exists within the goods restriction, subdivision is not restricted and additional mezzanine floorspace of up to 200 square metres can also be installed without planning permission (permitted development).

TENANCY

The property is let to Halfords Limited on a 40 year FRI lease commencing 18th November 1988, expiring 17th November 2028 (c. 9.25 years unexpired). The lease is subject to a tenant only break on 18th November 2023 (c. 4.25 years unexpired), requiring a minimum of six months notice.

The current rent of £172,431 per annum (£11.50 psf) was settled at nil increase in 2018. There is one final review in November 2023 to the lesser of OMRV or 2.5% per annum compounded.

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.

ENERGY PERFORMANCE CERTIFICATE

C71

TENURE

Freehold. The boundaries will be as set out overleaf, with the hatched blue area a shared service yard.

COVENANT STATUS

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Halford Limited (Company Number: 00103161)

Halfords Limited are the leading retailer of automotive & cycling products and in car servicing & repairs. Halfords Group account for 20% market share for car products and related fittings, a market worth c.£3bn. They employ over 10,000 people across their 460+ stores and 300 autocentres. Halfords offer exceptional accessibility across the UK, 90% of the UK is situated no more than 20 minutes from either a Halfords store or autocentre.

A summary of the company's latest accounts is provided below:

Year Ending	30/03/2018	30/03/2017	30/03/2016
Turnover	£930,800,000	£900,100,000	£866,100,000
Pre-Tax Profit	£74,500,000	£78,500,000	£86,200,000
Shareholders Funds	£765,900,000	£709,100,000	£855,900,000



PROPOSAL

We are instructed to quote offers in excess of **£1,910,000 (One Million Nine Hundred and Ten Thousand Pounds)** exclusive of VAT and subject to contract.

Allowing for the appropriate purchaser costs, a purchase at this level reflects the following:

£ **8.50%** Net Initial Yield

£ **127 psf** Capital Value

FURTHER INFORMATION

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

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