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JEWSON CIVILS

Coldhurst Street, Oldham, OL1 2PX

Trade Counter Investment Opportunity

INVESTMENT SUMMARY

- Opportunity to acquire a **single let trade counter** unit with secure open storage and loading yard.
- The accommodation totals **43,173 sq ft (4,011 sq m)** and **benefits from 40 customer parking spaces**;
- Site area of 3.12 acres (1.27 ha) with a **low site coverage of 33%**;
- Let to Jewson Ltd (guaranteed by Saint-Gobain Building Distribution Limited) for a term of 15 years from 3 July 2007 (**expiring 2 July 2022**), providing 2.75 years term certain;
- A low current passing rent of **£213,324 per annum, reflecting only £4.94 per sq ft**.
- Saint-Gobain Building Distribution Limited has a **D&B rating of 5A2**, representing a minimum risk of business failure;
- Long Leasehold (808 years unexpired);
- Offers are sought in excess of **£2,855,000 (Two Million, Eight Hundred and Fifty Five Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level reflects an attractive **net initial yield of 7.00%** and a **capital value of £66 per sq ft** (assuming purchaser's costs of 6.43%).



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LOCATION

Oldham is a town within the Metropolitan Borough of Oldham, one of the ten boroughs that comprise Greater Manchester conurbation and a major administrative and commercial centre.

The town lies approximately 8 miles north east of Manchester City Centre via the A62 (Oldham Road), 4 miles north of Ashton-under-Lyne via A627 (Ashton Road) and 6 miles south of Rochdale via the A671 (Oldham Road).

Oldham is well served by public transport benefiting from frequent bus services and the Metrolink, which provides regular services to Manchester City Centre and the Greater Manchester conurbation.

Manchester Airport, the UK's largest regional airport outside of London, is located approximately 18 miles to the south west of Oldham. The airport handles approximately 120 tonnes of import and export freight annually, connecting the North of England to over 160 destinations around the world.



SITUATION

The subject property is situated approximately 0.5 miles north of Oldham town centre to the eastern side of Oldham Road (A671), in the Coldhurst district Oldham. The site occupies a convenient position fronting Coldhurst Street off Oldham Road. The property is within easy reach of the A627(M) which is approximately 1.8 miles away, via Chadderton Way (A627) and in turn links to the M62 trans-Pennine motorway network.

The immediate surrounding area comprises a mix of residential and established commercial uses. Nearby occupiers include Tesco, Aldi, B&M and Keyline Building Suppliers.

Olleham Road

Coldhurst Street



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DESCRIPTION

The property comprises a trade counter premises with a standalone storage unit and a secure builder's yard. The accommodation is arranged across a modern single bay warehouse which extends from an original (1970s) industrial unit with a range interconnecting portal frames with fibre cement clad roofs and walls.

The main building is subdivided to provide sales accommodation, storage, office and staff facilities arranged over ground and mezzanine levels. Additional dedicated storage accommodation is located to the rear of the site.

The building benefits from substantial secure outside storage to the front and rear of the site. In addition, there are 40 car parking spaces and a loading area which has direct access off Coldhurst Street.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a Gross Internal Area (NIA) basis.

We have been informed the total accommodation space extends to 43,173 sq ft (4,010.90 sq m).



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SITE AREA

The property comprises a site area of approximately 3.12 acres (1.27 ha), with a low site coverage of 33%.

TENURE

The property is held long leasehold for a term of 820 years from 03 July 2007 expiring on 22 November 2835.



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TENANCY SCHEDULE

The property is let to Jewson Ltd (guaranteed by Saint-Gobain Building Distribution Limited) for a term of 15 years from 3 July 2007 (expiring 2 July 2022) at a passing rent of £213,324 per annum, which reflects £4.94 per sq ft. The

The tenant has the option to renew for an additional 15 years from the date of expiry of the existing lease. The new lease would be on the existing terms, subject to 5 yearly rent reviews with fixed increases at 2.00% per annum. The option to renew must be exercised no less than 12 months prior to lease expiry.

The tenant's liability to repair is limited by a photographic schedule of condition.

The lease was assigned on 17 May 2012 and benefits from an Authorised Guarantor Agreement from Wolseley UK Limited (D&B Rating 5A 1).

COVENANT INFORMATION

Saint-Gobain Building Distribution Limited (Company No. 0636445)

The property trades as a Jewson Civils. Jewson is the UK's leading chain of builder merchants, supplying the UK wide construction industry. The property has recently been rebranded to Jewson Civils to supply a wide range of civils construction products, following increased customer demand within the UK construction industry.

Jewson is a brand owned by Saint-Gobain, a major construction supplier throughout the UK and Europe. Saint-Gobain is present in 68 countries with more than 180,000 employees.

Their financial position can be summarised as follows:

	Fiscal consolidated 31-Jul-18	Fiscal consolidated 31-Jul-17	Fiscal consolidated 31-Dec-16
Sales / turnover	£1,768,178,000	£1,886,999,000	£1,865,856,000
Profit / (loss) before taxes	£65,197,000	£29,909,000	(£4,559,000)
Tangible net worth	£577,460,000	£461,660,000	£630,415,000
Net current assets / (liabilities)	£204,101,000	£226,228,000	£511,973,000



EPC

The property has an Energy Performance Asset Rating of D 100.

VAT

The property has been elected for VAT. It is anticipated the transaction will be treated as a Transfer of a Going Concern (TOGC).

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.

PROPOSAL

We are instructed to seek offers in excess of **£2,855,000 (Two Million, Eight Hundred and Fifty Five Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level reflects an **attractive net initial yield of 7.00%** and a **capital value of £66 per sq ft** (assuming purchaser's costs of 6.43%).

CONTACT

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