



Project Kent+

Long Income Convenience Store & Petrol Filling Station Portfolio





Portfolio Overview

- 6 Co-Operative convenience foodstores and 4 Petrol Filling Stations (PFS)
- New build next generation stores with high specification construction
- Developed by the Co-Operative Group Limited (apart from Colindale)
- PFS sites are redevelopments of existing stores with strong historic trading performance
- Sale and leaseback to Co-Operative Group Food Limited
- Average weighted unexpired lease term of 17.97 years
- Total current rental income of £1,118,000 per annum
- 5 yearly reviews to CPI (collar at 1%, cap at 3% per annum)
- All properties are held Freehold (apart from Collindale - Long Leasehold for 999 years)
- Offers in the excess of £20,610,000 (STC)
- Attractive Net Initial Yield of 5.03%
- Offers will be considered as a portfolio or individually

The Properties

Long Income Convenience Store
& Petrol Filling Station Portfolio



PFS

- 01 Sandford Service Station**
Main Road, Wareham, Dorset BH20 7AG
- 02 Burnley Road**
Mytholmroyd, West Yorkshire HX7 5LH
- 03 Three Peaks Service Station**
Ingleton, North Yorkshire LA6 3DL
- 04 PFS Crossroads Service Station**
Wembury, Plymouth, Devon PL9 0DF



C-Stores

- 05 30 Colindale Avenue**
Colindale, Barnet, London NW9 5HE
- 06 220 Spring Road**
Itchen, Southampton SO19 2NT
- 07 69 Bramcote Lane**
Chilwell, Nottingham NG9 5EL
- 08 Plot D1, Mid Devon Business Park**
Willand, Devon EX15 2QW
- 09 200/204 Blandford Road**
Hamworthy, Poole, Dorset BH15 4BH
- 10 19 Hartfield Rd**
Forest Row, East Sussex RH18 5DN



Portfolio Summary

Long Income Convenience Store & Petrol Filling Station Portfolio



No	Property	County	Post Code	Type	EPC	Title	Total Sq ft	Term	Rent	Rent PSF	Price	Yield
01	Sandford Service Station, Main Road, Wareham	Dorset	BH20 7AG	PFS	A-22	Freehold	4,455	20	£195,000	£43.77	£3,628,000	5%
02	Burnley Road, Mytholmroyd, Hebden Bridge	West Yorkshire	HX7 5LH	PFS	TBC	Freehold	4,000	20	£155,000	£38.75	£2,748,000	5.25%
03	Three Peaks Service Station, New Road, Ingleton, Carnforth	North Yorkshire	LA6 3DL	PFS	B-42	Freehold	4,993	20	£145,000	£29.04	£2,572,000	5.25%
04	PFS Crossroads Service Station Wembury, Plymstock	Devon	PL9 0DF	PFS	TBC	Freehold	4,768	20	£170,000	£35.65	£3,164,000	5.00%
05	30 Colindale Avenue, Colindale, Barnet	Greater London	NW9 5HE	C-Store	TBC	Long Leasehold	4,013	15	£100,000*	£24.92	£2,045,000	4.50%
06	220 Spring Road, Itchen, Southampton	Hampshire	SO19 2NT	C-Store	A-23	Freehold	4,250	15	£88,000	£20.71	£1,643,000	5%
07	69 Bramcote Lane, Chilwell, Beeston, Nottingham	Nottinghamshire	NG9 5EF	C-Store	A-24	Freehold	3,715	15	£65,000	£17.50	£1,216,000	5%
08	Plot D1, Mid Devon Business Park, Willand	Devon	EX15 2QW	C-Store	B-42	Freehold	4,000	15	£60,000	£15.00	£978,000	5.75%
09	200/204 Blandford Road Hamworthy, Poole	Dorset	BH15 4BH	C-Store	TBC	Freehold	4,398	15	£75,000	£17.05	£1,401,000	5.00%
10	19 Hartfield Rd, Forest Row	East Sussex	RH18 5DN	C-Store	C-60	Freehold	3,955	15	£65,000	£16.43	£1,215,000	5.00%
							42,547		£1,118,000		£20,610,000	5.03%

All occupational leases are reviewed 5 yearly upward only in line with CPI, subject to a cap and collar of 1% and 3%.

*This figure is a net rent with the annual ground rent of £1,250 per annum taken from the headline rent of £100,000 per annum.



The Co-op is the UK's largest consumer co-operative, offering a wide range of services including food, financial services, insurance, funeral services, legal services and life planning.




Owned and democratically controlled by its members, The Co-op operates according to values and principles that remain as true and relevant today as they did when the business was created in 1844.

As a co-operative, the values of openness, honesty and social / environmental responsibility are integral to the business.

Profits are shared with each member according to how much they spend over the year and in 2017, £74 million was paid back to its 4.6 million members (15% membership increase from 2016).

This year saw the development of the Stronger Co-op, Stronger Communities plan, designed to make the Co-op more competitive, relevant, sustainable and innovative. Early 2018 initiatives saw further price investment in Food, ground-breaking product innovation in Funeralcare and Insurance and the creation of the new Ventures programme.

The Co-op's Family of Businesses

 Food	 Funeralcare	 Legal Services
<p>The UK's fifth largest food retailer with a store in every postal area, serving more than 14 million customers a week.</p> <p>The Co-op are also the UK's biggest convenience retailer.</p>	<p>The funeral business is considered the UK leader, carrying out over 100,000 funerals each year across a network of 1,000 funeral homes - that's 16.5% of all funerals in the UK</p>	<p>Offers legal advice, and provides legal services for family law, divorce, will writing, conveyancing, employment law, probate and personal injury. It was established in 2006 and employs over 300 staff in Manchester, London, Bristol and Sheffield.</p>

Co-operative Group Food Limited (Company Number: IP26715R), a wholly owned subsidiary of The 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.

All properties will be let to Co-operative Group Food Limited. Details of the group and their accounts are provided below:

Co-operative Group Food Limited	6th January 2018	31st December 2016
Turnover	£7,159,600,000	£6,933,400,000
Pre Tax Profits	£195,400,000	£154,200,000
Shareholder Funds	£1,875,100,000	£1,805,400,000

2018 has seen a 10% increase in revenue, and 86% increase in pre-tax profits.

Further detailed information is available at www.coop.co.uk and www.food.coop.co.uk

“Food delivers again as profits at Co-op soar”
The Times

2018 full year results:

 22% increase in revenue

 27% increase in pre-tax profits

 4.4% increase in like-for-like sales

01 Sandford Service Station
Main Road, Wareham, Dorset BH20 7AG

christopher | 20
property investment | dee, . . . | years
est. 1990



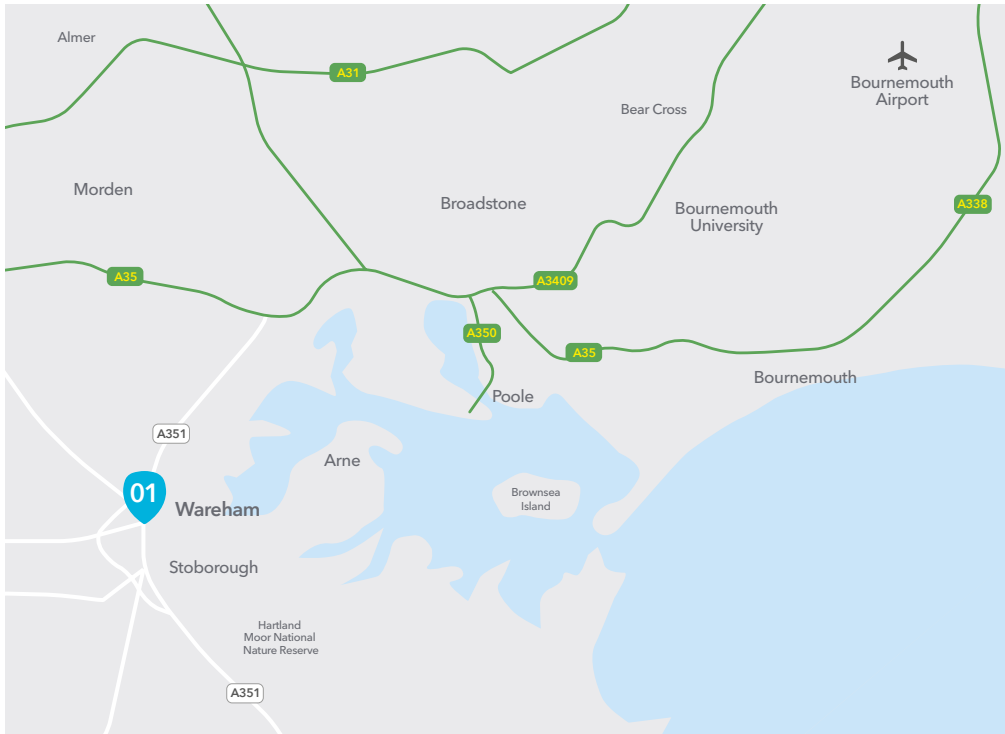
Location

The property is located in Wareham, a historic market town in Dorset, approximately 8 miles southwest of Poole and 14 miles southwest of Bournemouth. The town is situated on the River Frome at the divide between the Isle of Purbeck and the rest of Dorset. The affluent parish has a resident population of 8,270 (2011 Census).

The subject property occupies a prominent roadside position immediately east of the town of Wareham, in the suburb of Sandford, at the northern edge of the Hartland Moor National Nature Reserve.

The site fronts Main Road (A351) trunk route between Poole, Bournemouth and the coastal areas of Studland Bay, Kimmeridge Bay and Lulworth Castle in the South.

[Click here for Google Map function](#)



Description & Accommodation

The property comprises a redeveloped new format Co-op petrol filling station. The store re-opened on 5th April 2018.

The high specification petrol station comprises a 4,455 sq ft convenience store with 16 car parking spaces (2 disabled) together with 4 pump petrol pumps (16 hoses). The property occupies a site of 0.618 acres.

EPC

The property has an EPC rating of A-22. Certificates are available upon request.

Tenure

Freehold.



Tenancy

The property will be let to the Co-operative Group Food Limited on a full repairing and insuring lease for a term of 20 years with effect from completion. The initial rent of £195,000 per annum (£43.77 psf) is reviewed 5 yearly upwards only in line with CPI, subject to collar at 1% and cap at 3% per annum.



Price

We are seeking offers in excess of **£3,628,000** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at the quoting terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 7.51% (Sale and Leaseback Costs):

- £ 5.00% Net Initial Yield
- 📈 5.80% Reversionary Yield (2023)
- 🏠 6.72% Reversionary Yield (2028)



02 Burnley Road
Mytholmroyd, West Yorkshire HX7 5LH



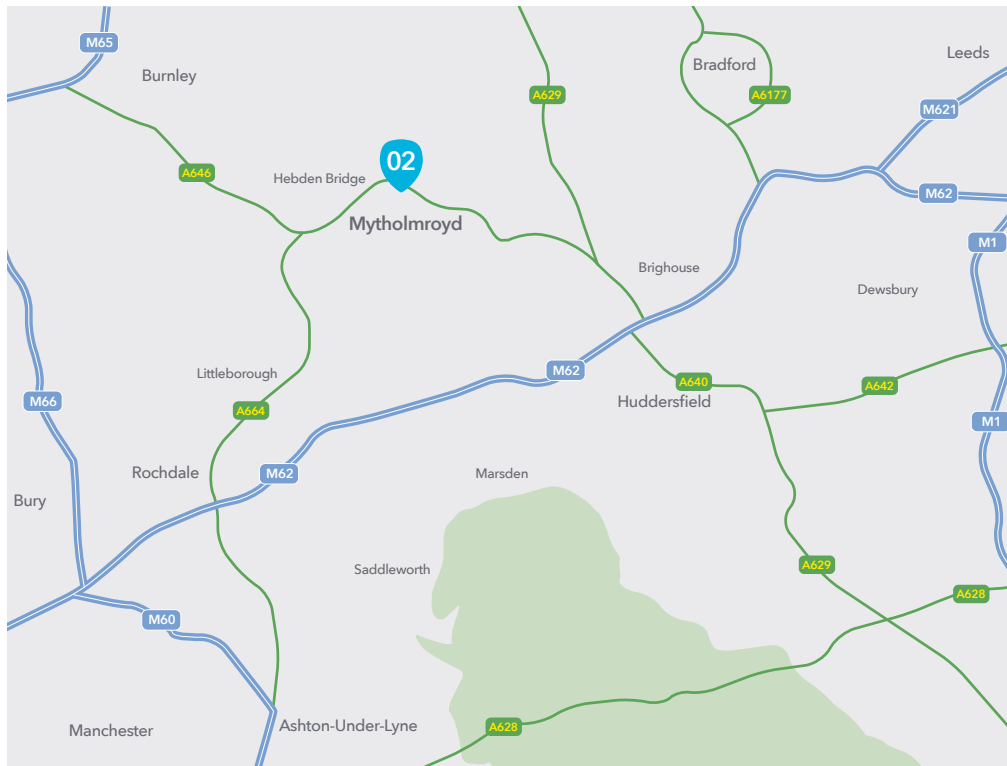
Location

The property is located in Mytholmroyd, a village 1 mile east of Hebden Bridge, 10 miles east of Burnley and 7 miles west of Halifax. The village is in the Luddendenfoot Ward of Calderdale Council.

Mytholmroyd is a designated conservation area, with more than 21 listed buildings in the centre alone. The village, colloquially known to locals as 'Royd', has a resident population of 3,949 (2011 Census).

The site fronts the Burnley Road (A646) the main route from Burnley and Rochdale in the west to Halifax and Bradford in the east.

[Click here for Google Map function](#)



Description & Accommodation

The property comprises a redeveloped new format Co-op petrol filling station, completed on 20th September 2018.

The high specification petrol station comprises a 5,769 sq ft convenience store with 19 car parking spaces (2 disabled) together with 4 pump petrol pumps (16 hoses). The property occupies a site of 0.67 acres.

EPC

Energy performance certificates can be provided upon request.

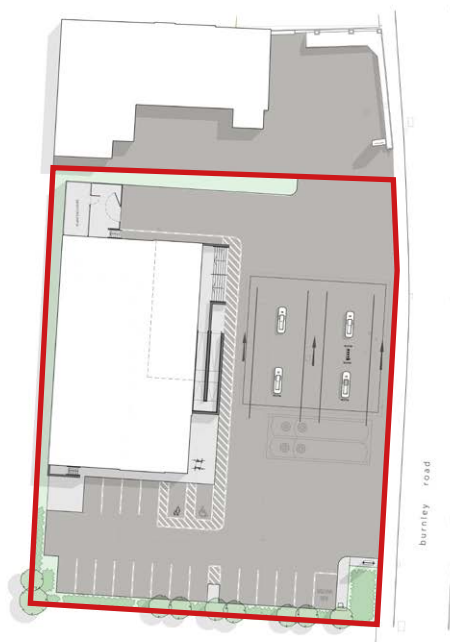
Tenure

Freehold.



Tenancy

The property will be let to the Co-operative Group Food Limited on a full repairing and insuring lease for a term of 20 years with effect from completion. The initial rent of £155,000 per annum (£38.75 psf) is reviewed 5 yearly upwards only in line with CPI, subject to collar at 1% and cap at 3% per annum.



Price

We are seeking offers in excess of **£2,748,000** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at the above terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 7.42% (Sale and Leaseback Costs):

- £ 5.25% Net Initial Yield
- 📈 6.09% Reversionary Yield (2023)
- 🏠 7.06% Reversionary Yield (2028)



03 **Three Peaks Service Station**
Ingleton, North Yorkshire LA6 3DL

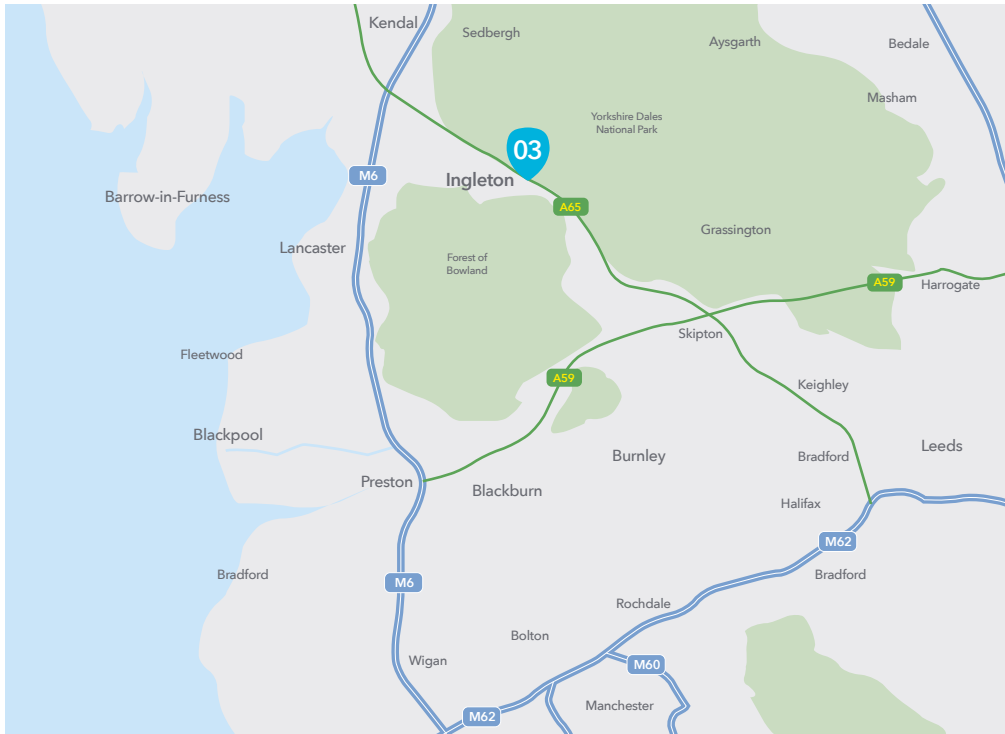


Location

The property is located in Ingleton, North Yorkshire, a village 9 miles from Settle, 19 miles from Kendal and 17 miles from Lancaster on the western side of the Pennines. Industry in the village includes a number of major quarries with Ingleton Quarry, owned by Hanson Aggregates, producing 350,000 tonnes of high quality gritstone per year. Tourism is the town's main economic driver being within the Yorkshire Dales National Park, with waterfalls and caving popular with visitors. The village has a resident population of 2,186 (2011 Census).

The site fronts New Road (A65), the main route from Skipton to in the east to Kendal in the west. The store provides the primary shopping provision for the village.

[Click here for Google Map function](#)



Description & Accommodation

The property comprises a new format redeveloped Co-op petrol filling station, completed on 28th June 2018.

The high specification petrol station comprises a 4,993 sq ft convenience store with 16 car parking spaces (2 disabled) together with 3 pump petrol pumps (24 hoses). The property occupies a site of 0.489 acres.

EPC

Energy performance certificates can be provided upon request.

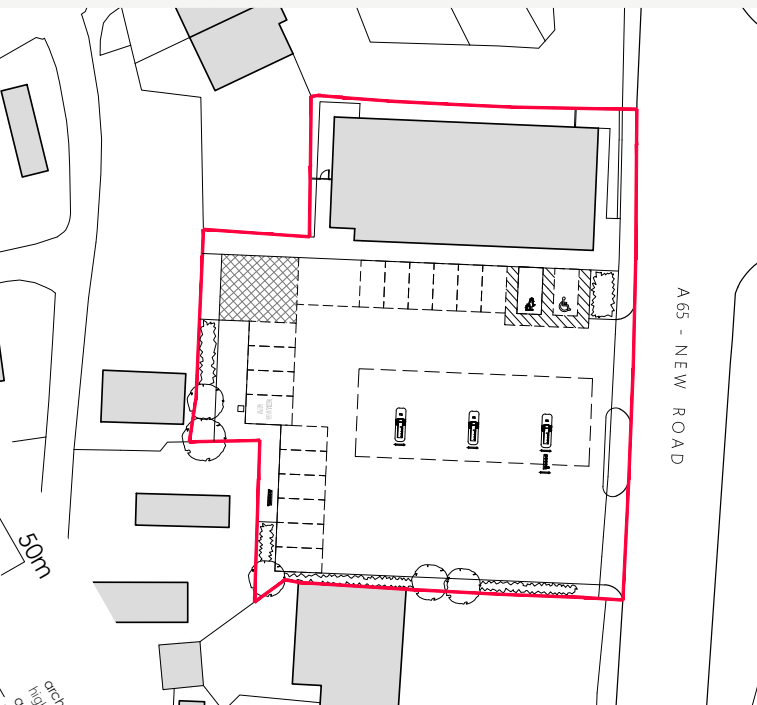
Tenure

Freehold.



Tenancy

The property will be let to the Co-operative Group Food Limited on a full repairing and insuring lease for a term of 20 years to with effect from completion. The initial rent of £145,0000 per annum (£29.04 psf) is reviewed 5 yearly upwards only in line with CPI, subject to collar at 1% and cap at 3% per annum.



Price

We are seeking offers in excess of **£2,572,000** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at the above terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 7.39% (Sale and Leaseback Costs):

- £ 5.25% Net Initial Yield
- 📈 6.09% Reversionary Yield (2023)
- 🏠 7.06% Reversionary Yield (2028)



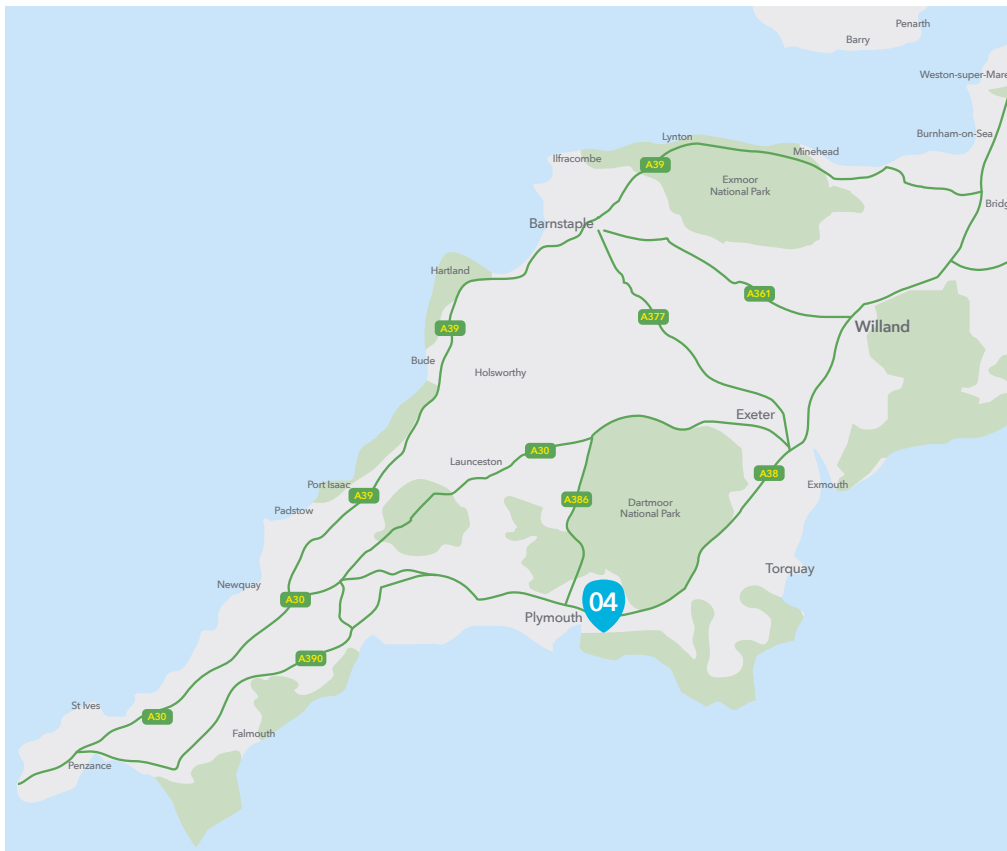
04 **Crossroads Service Station**
Wembury, Plymouth, Devon PL9 0DF

Location

The property is located in Plymouth, a large commuter suburb of the city of Plymouth in Devon. Lying 3.5 miles east of Plymouth City centre, the residential area has a local population of c. 25,000 people, rising to 235,000 in the wider Plymouth area.

The subject property occupies a prominent corner position at the crossroads of two primary thoroughfares for the area, Wembury Road and Staddiscombe Road. The local rugby clubhouse is adjacent to the PFS and nearby Coombe Dean School and Goosewell Academy provide increased foot and traffic flow.

[Click here for Google Map function](#)



Description & Accommodation

The property comprises a new build convenience supermarket extending to 4,768 sq ft with a large car park incorporating 24 spaces (3 disabled) and separate loading bay. The property occupies a site extending to 0.95 acres (0.38 hectares).

EPC

Energy performance certificates can be provided upon request.

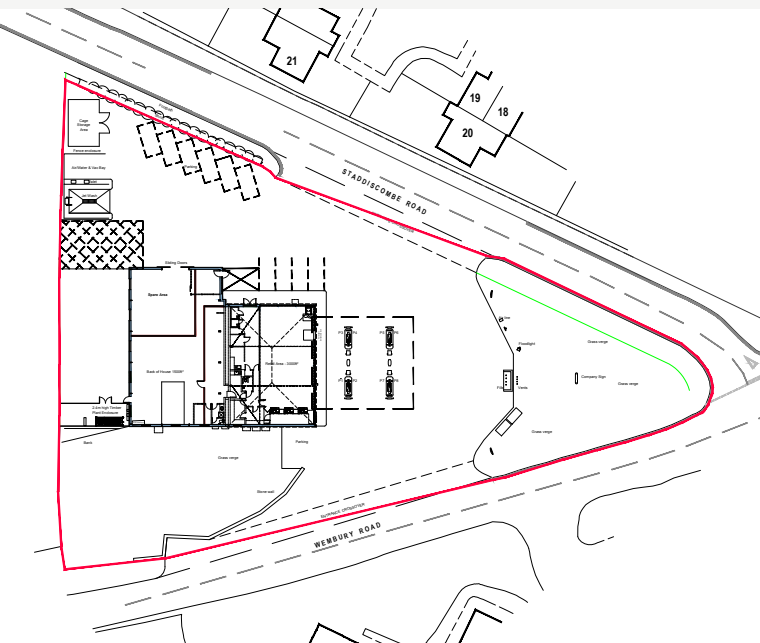
Tenure

Freehold (Title Number: DN318192).



Tenancy



The property will be let to the Co-operative Group Food Limited on a full repairing and insuring lease for a term of 20 years with effect from completion. The initial rent of £170,000 per annum (£35.65 psf) is reviewed 5 yearly upwards only in line with CPI, subject to collar at 1% and cap at 3% per annum.



Price

We are seeking offers in excess of **£3,164,000** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at the above terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 7.47% (Sale and Leaseback Costs):

- £ 5.00% Net Initial Yield
-  5.80% Reversionary Yield (2023)
-  6.72% Reversionary Yield (2028)

05

Colindale Avenue

Colindale, Barnet, London NW9 5HE





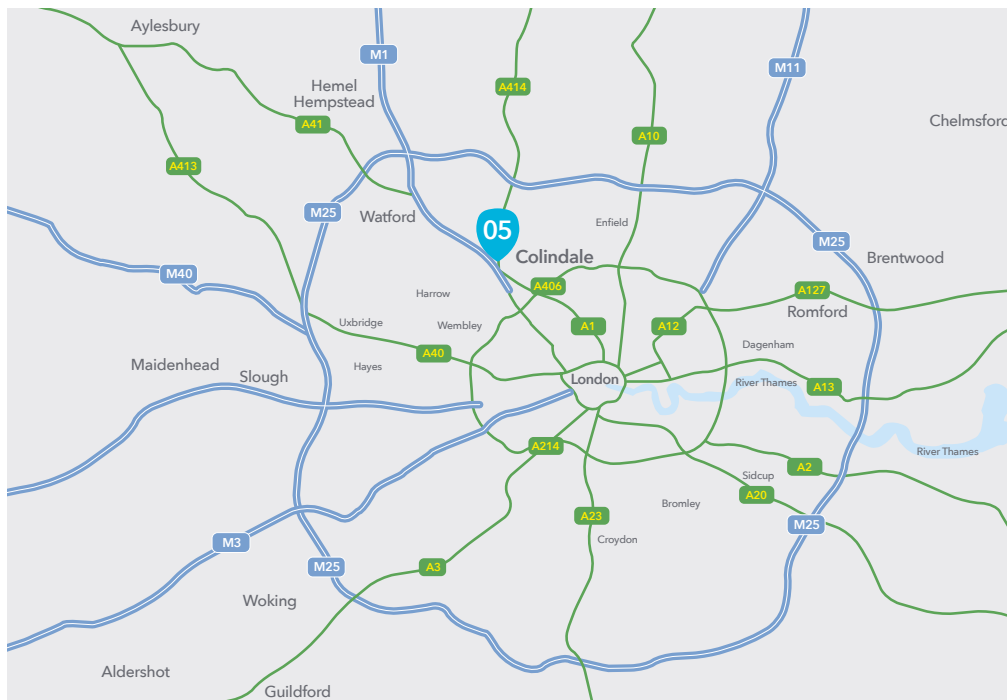
Location

Colindale is a London suburb within the London Borough of Barnet, located 10 miles north west of Central London, within the M25 orbital and close to junction 2 of the A1 and M1.

Barnet has a catchment population of 649,040 and an over representation of those in the most affluent AB social group. Barnet has an overall annual goods spending potential of £2,132,000. Colindale houses many of North London's largest institutions, including the Royal Air Force Museum, Public Health England's Centre for Infections, the Colindale Campus of Barnet and Southgate College (opened August 2016) and the Peel Centre (better known as Hendon Police College).

The property occupies an extremely prominent location at the entrance to Colindale Tube Station (Northern Line), fronting Colindale Avenue within Fairview's British Library Newspaper Depository development.

[Click here for Google Map function](#)



Description & Accommodation

The property comprises a ground floor retail unit within Fairview's British Library Depository Development (714 new homes). The unit extends to 4,013 sq ft and is serviced via a rear shared yard.

EPC

Energy performance certificates can be provided upon request.

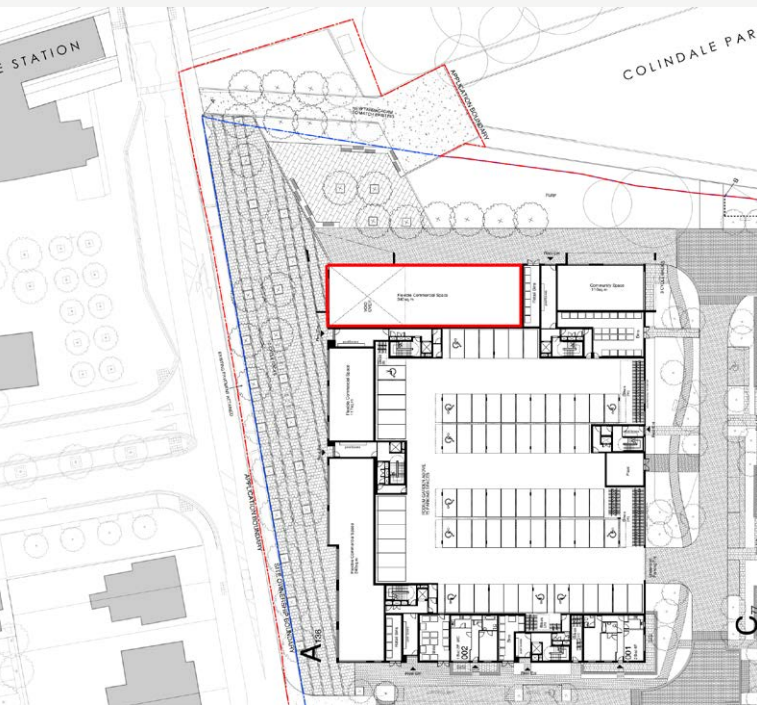
Tenure

The property is held Long Leasehold for a term of 250 years with effect from 24th June 2015, expiring 23rd June 2265 and an initial rent of £1,250 per annum. The rent is reviewed 5 yearly in line with RPI (All Items).



Tenancy

The property will be let to the Co-operative Group Food Limited on a full repairing and insuring lease for a term of 15 years to with effect from completion. The initial rent of £100,000 per annum (£24.92 psf) is reviewed 5 yearly upwards only in line with CPI, subject to collar at 1% and cap at 3% per annum.



Price

We are seeking offers in excess of **£2,045,000** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at the above terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 7.29% (Sale and Leaseback Costs):

 **4.50%** Net Initial Yield

 **5.22%** Reversionary Yield (2023)

 **6.05%** Reversionary Yield (2028)



06

220 Spring Road
Itchen, Southampton SO19 2NT



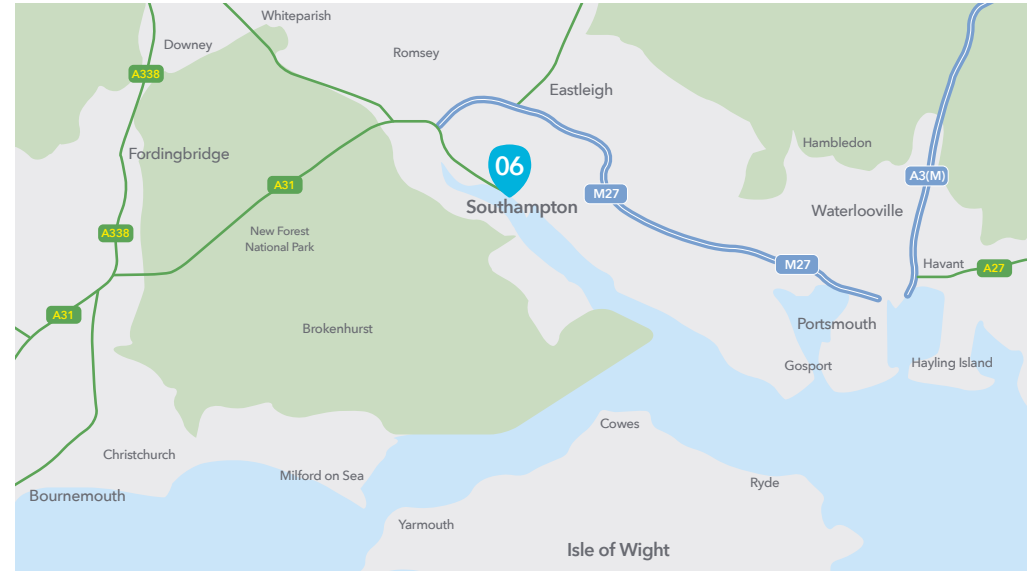
Location

The property is located in Itchen, a residential suburb of Southampton, 1 mile east of the City Centre. Southampton is the largest city in the county of Hampshire on the south coast of England, and is situated 75 miles south-west of London and 19 miles north-west of Portsmouth. Southampton is a major port and the closest city to the New Forest. Southampton and Portsmouth is the sixth largest urban area in the UK with a population of 883,000 people.

Significant employers in Southampton include the University of Southampton, Southampton Airport, the Ford Transit factory, Ordnance Survey, the BBC and the NHS. It is one of the largest commercial container and passenger cruise ports in Europe.

The property fronts Spring Road, at the intersection of Sholing Road and Sholing Road East, in a densely populated residential area opposite Veracity Recreation Ground.

[Click here for Google Map function](#)



Description & Accommodation

The property comprises a new build convenience store extending to 4,250 sq ft with a large car park incorporating 9 spaces (1 disabled) and separate loading bay. The property occupies a site extending to 0.243 acres.

EPC

The property has an EPC rating of A-23. Certificates are available upon request.

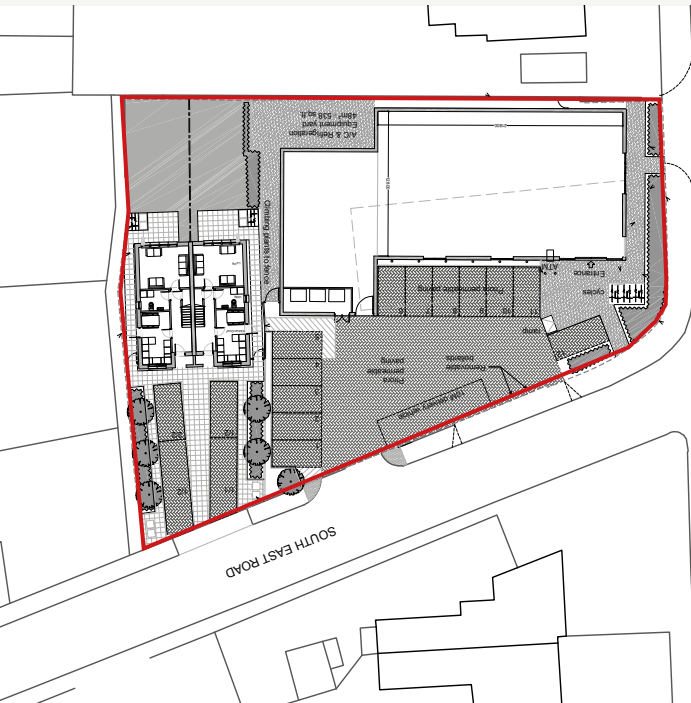
Tenure

Freehold.



Tenancy

The property will be let to the Co-operative Group Food Limited on a full repairing and insuring lease for a term of 15 years with effect from completion. The initial rent of £88,000 per annum (£20.71 psf) is reviewed 5 yearly upwards only in line with CPI, subject to collar at 1% and cap at 3% per annum.



Price

We are seeking offers in excess of **£1,643,000** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at the above terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 7.16% (Sale and Leaseback Costs):

-  **5.00%** Net Initial Yield
-  **5.79%** Reversionary Yield (2023)
-  **6.72%** Reversionary Yield (2028)



co op
Open daily
7am - 11pm
Meal ideas
In-store bakery
Fruit & Vegetables
Wine & Beer
Free cash machine
Use your card here

co op

Welcome to
Bramcote Lane's Co-op

co op

07 **69 Bramcote Lane**
Chilwell, Nottingham NG9 5EL



Location

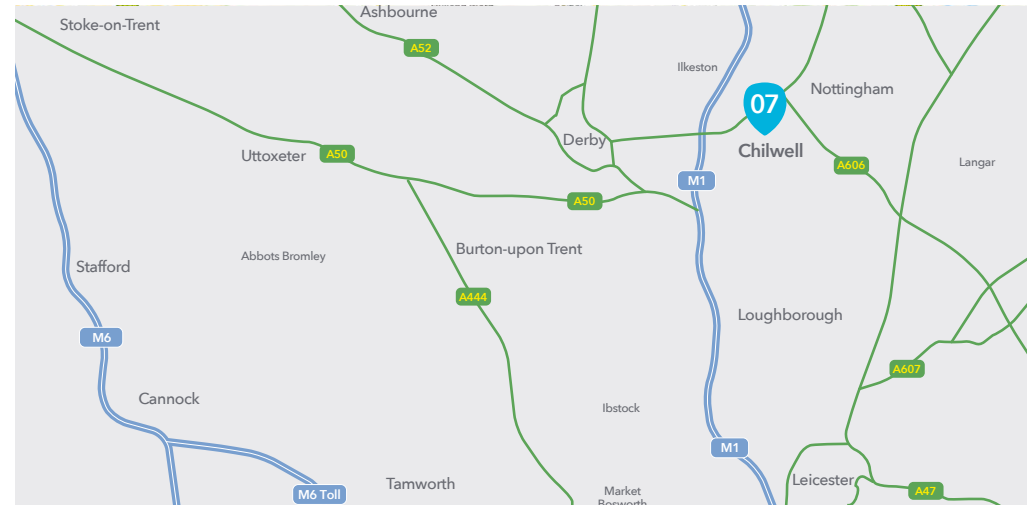
The property is located in Chilwell, a residential suburb of Nottingham, 5 miles west of the city centre.

Nottingham is the commercial and administrative centre for the East Midlands region. The city is situated approximately 16 miles east of Derby, 30 miles south of Sheffield, 50 miles north of Birmingham and 120 miles north-west of London.

Chilwell has a resident population of 14,024 people with 7.7m residents within the wider Nottingham catchment. The pleasant suburb benefits from good amenity with Chilwell Manor Golf Course, the Olympia Sports Centre, Besston Marina and the Attenborough Nature centre located in the area.

The property fronts Bramcote Lane, in a densely populated residential area adjacent to Bramcote Lane tram stop, which provides easy access to the City Centre and wider Nottingham Express Transit network.

[Click here for Google Map function](#)



Description & Accommodation

The property comprises a new build convenience store extending to 3,715 sq ft with a large car park incorporating 26 spaces (2 disabled) and separate loading bay. The property occupies a site extending to 0.446 acres.

EPC

The property has an EPC rating of A-24. Certificates are available upon request.

Tenure

Freehold.





Tenancy

The property will be let to the Co-operative Group Food Limited on a full repairing and insuring lease for a term of 15 years with effect from completion. The initial rent of £65,000 per annum (£17.50 psf) is reviewed 5 yearly upwards only in line with CPI, subject to collar at 1% and cap at 3% per annum.

Price

We are seeking offers in excess of **£1,216,000** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at the above terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 6.94% (Sale and Leaseback Costs):

- £ 5.00% Net Initial Yield
-  5.79% Reversionary Yield (2023)
-  6.72% Reversionary Yield (2028)





08 Plot D1, Mid Devon Business Park
Willand, Devon EX15 2QW



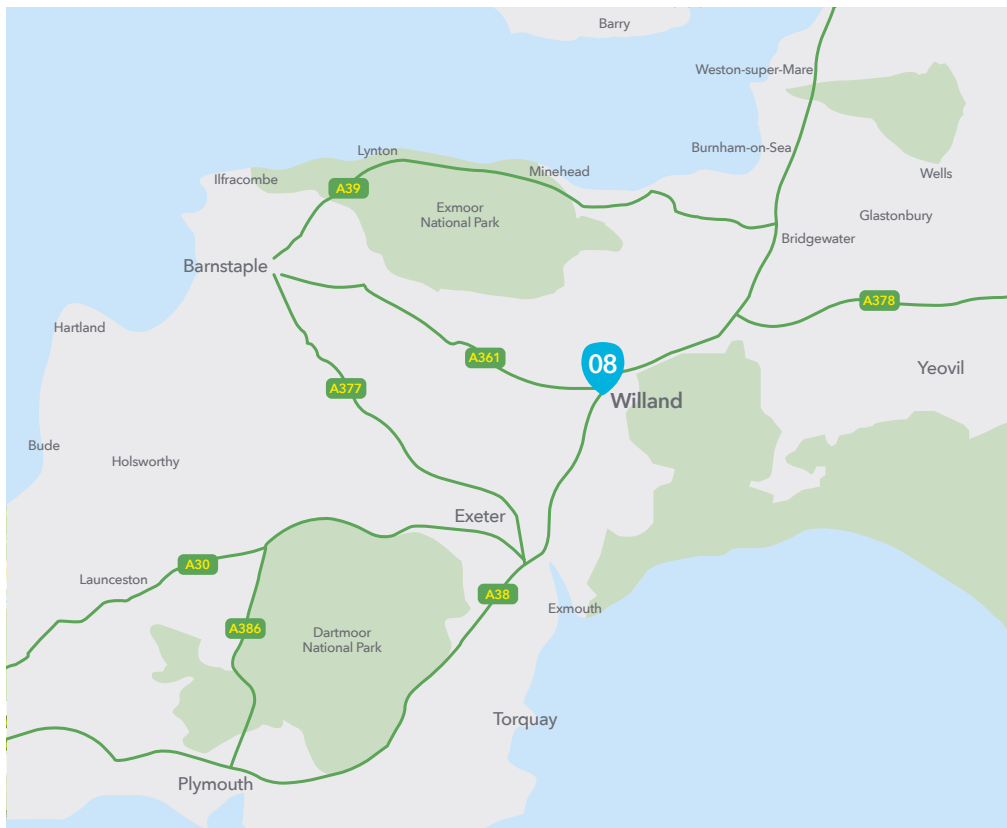


Location

The property is located in Willand, a village in Devon, 12 miles north of Exeter and 1.5 miles north of Cullompton. The attractive village has a resident population of 3,750 (2011 Census).

The subject property occupies a prominent roadside position immediately north of the village centre, fronting the B3181, at the roundabout junction of the Uffculme Road. The site is at the front of the Mid Devon Business Park, which is home to a number of industrial and office buildings containing large employers for the town. The Co-op will provide the nearest retail provision for workers here and in the directly adjacent Willand Industrial Estate.

[Click here for Google Map function](#)



Description & Accommodation

The property comprises a new build convenience store extending to 4,000 sq ft with a large car park incorporating 29 spaces (2 disabled) and separate loading bay. The property occupies a site extending to 0.519 acres.

EPC

Energy performance certificates can be provided upon request.

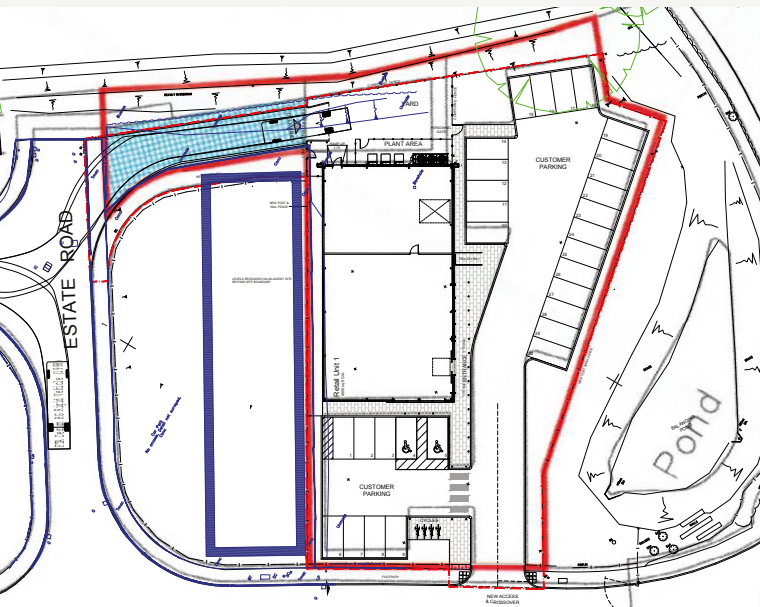
Tenure

Freehold.



Tenancy

The property will be let to the Co-operative Group Food Limited on a full repairing and insuring lease for a term of 15 years with effect from completion. The initial rent of £60,000 per annum (£15.00 psf) is reviewed 5 yearly upwards only in line with CPI, subject to collar at 1% and cap at 3% per annum.



Price

We are seeking offers in excess of **£978,000** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at the above terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 6.73% (Sale and Leaseback Costs):

£ 5.75% Net Initial Yield

6.66% Reversionary Yield (2023)

7.73% Reversionary Yield (2028)



09

200/204 Blandford Road
Hamworthy, Poole, Dorset BH15 4BH

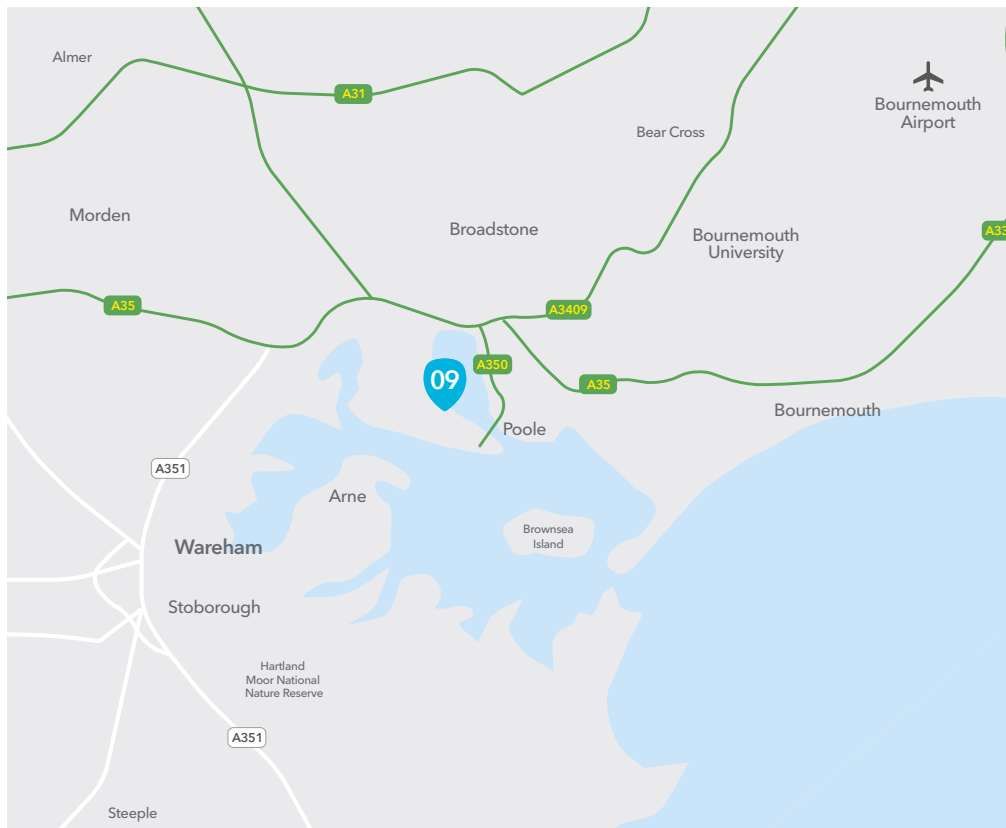


Location

The property is located in Poole, a large coastal town in Dorset on the south coast of England. The town is 21 miles east of Dorchester, and adjoins Bournemouth to the east. The town has an estimated population of 151,500 people, with nearby Bournemouth adding a further 187,500.

The subject property occupies a prominent corner position on the primary trunk road through town, Blandford Road. Carter Community School, Hamworth Park Junior School and Twin Sails Nursery are all situated nearby, providing increased foot and traffic flow.

[Click here for Google Map function](#)



Description & Accommodation

The property comprises a new build convenience supermarket extending to 4,398 sq ft with a large car park incorporating 22 spaces (3 disabled) and separate loading bay. The property occupies a site extending to 0.35 acres.

EPC

Energy performance certificates can be provided upon request.

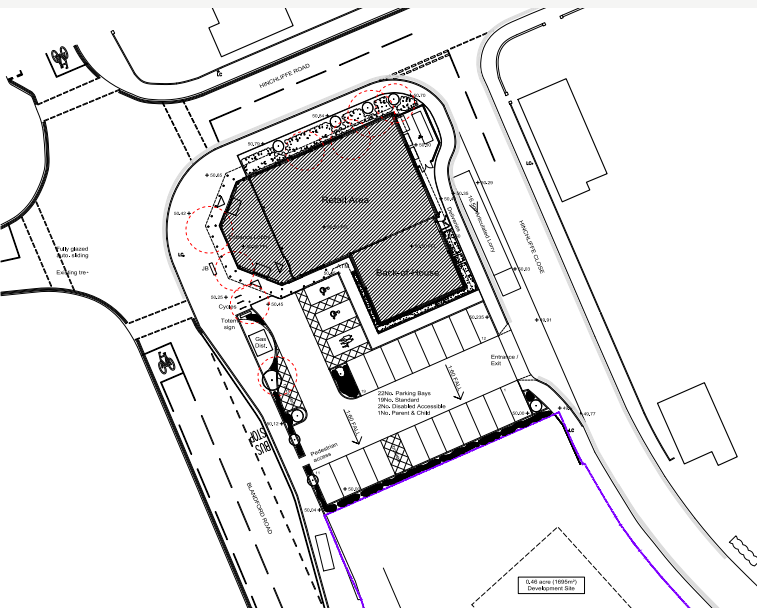
Tenure

Freehold (Title Number: DT72450).



Tenancy

The property will be let to the Co-operative Group Food Limited on a full repairing and insuring lease for a term of 15 years with effect from completion. The initial rent of £75,000 per annum (£17.00 psf) is reviewed 5 yearly upwards only in line with CPI, subject to collar at 1% and cap at 3% per annum.



Price

We are seeking offers in excess of **£1,401,000** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at the above terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 7.05% (Sale and Leaseback Costs):

 **5.00%** Net Initial Yield

 **5.80%** Reversionary Yield (2023)

 **6.72%** Reversionary Yield (2028)



10

19 Hartfield Road

Forest Row, East Sussex RH18 5DN

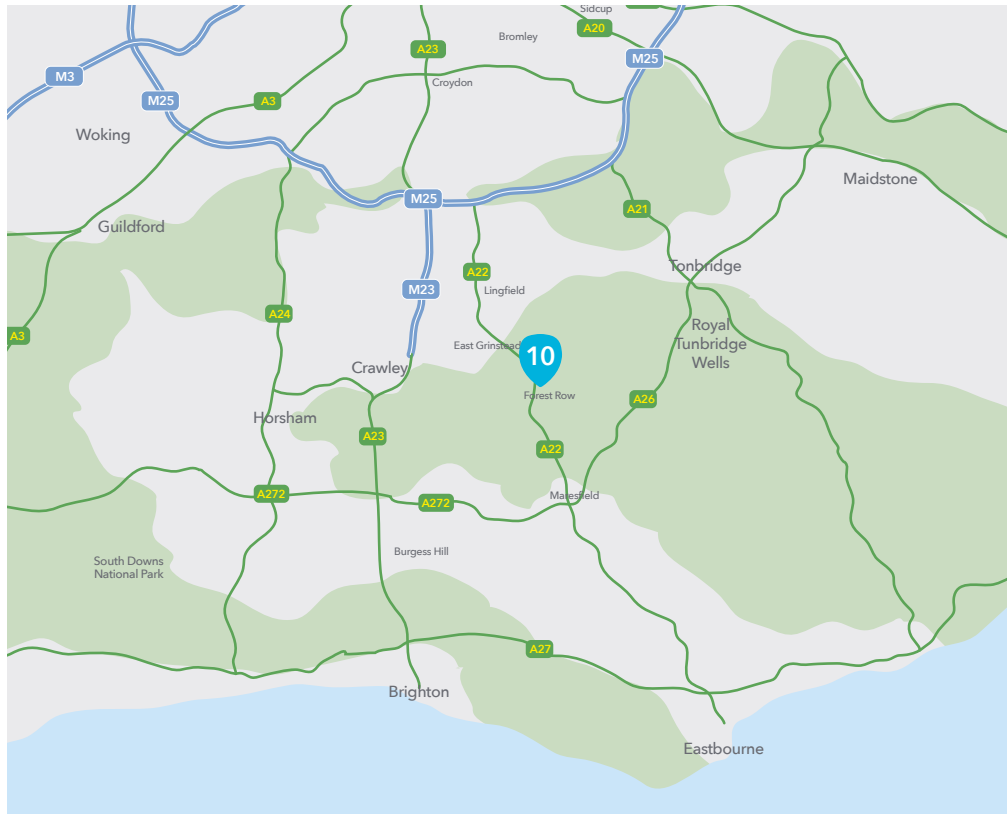


Location

The property is located in Forest Row, a large village in Wealden, East Sussex approximately 3 miles away from East Grinstead. The catchment population within a 5 mile radius stands at 50,000 people.

The subject property occupies a prominent corner position on the primary retail centre of the town. Directly adjacent to the property is the towns main bus stop, providing many students transport to the many secondary schools in the area. Directly to the rear of the property is a council owned car park which provides free short term parking to the benefit of Co-op Food customers.

[Click here for Google Map function](#)



Description & Accommodation

The property comprises a fully refurbished and extended convenience supermarket extending to 3,955 sq ft with a large council owned (free for short term parking) car park incorporating 60 spaces (8 disabled) and separate loading bay. The property occupies a site extending to 0.093 acres (0.038 hectares).

EPC

Energy performance certificates can be provided upon request.

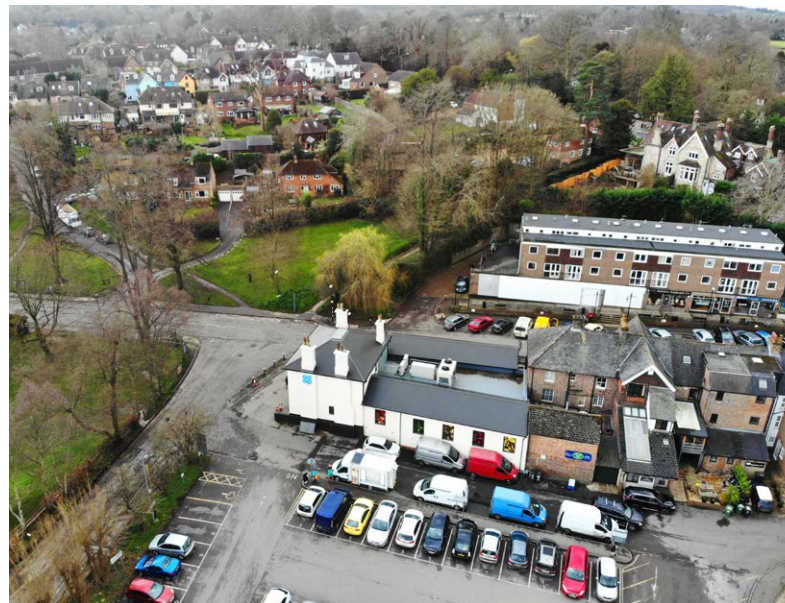
Tenure

Freehold (Title Number: ESX253222).



Tenancy




The property will be let to the Co-operative Group Food Limited on a full repairing and insuring lease for a term of 15 years with effect from completion. The initial rent of £65,000 per annum (£16.43 psf) is reviewed 5 yearly upwards only in line with CPI, subject to collar at 1% and cap at 3% per annum.



Price

We are seeking offers in excess of **£1,215,000** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at the above terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 6.94% (Sale and Leaseback Costs):

-  **5.00%** Net Initial Yield
-  **5.80%** Reversionary Yield (2023)
-  **6.72%** Reversionary Yield (2028)

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price.

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.

Dataroom - Title Plans and Registers

The vendor has prepared a substantial pre-sale due diligence pack:

The following surveys and reports are available:

- Title Reports
- Architects Plans (PDF and CAD)
- Environmental Surveys, undertaken by WSP
- Leases
- Searches
- Title Plans & Registers
- EPCs
- CPSEs
- Building Warranties

Proposal

We are instructed to seek offers in excess of:

£20,610,000

(Twenty Million, Six Hundred and Ten Thousand Pounds)

Subject to contract and exclusive of VAT.

A purchase at the quoting terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 7.75% (Sale and Leaseback Costs):

 **5.03% Net Initial Yield**

 **5.84% Reversionary Yield (2024)**

 **6.77% Reversionary Yield (2026)**

Offers will be considered individually or as a portfolio.

Further Information

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

Mark Powell

Tel: 07825 077 724

Email: mp@christopherdee.co.uk

Daniel Campbell

Tel: 07741 593 968

Email: dc@christopherdee.co.uk

Christopher Dee: 40 Peter Street, Manchester M2 5GP



MISREP: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained here in is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Christopher Dee nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements. May 2019.