

187/189 MARSH ROAD, LEAGRAVE, LUTON, BEDFORDSHIRE, LU3 2QL

PRIME RETAIL INVESTMENT OPPORTUNITY



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# **INVESTMENT SUMMARY**

- Freehold high street retail investment
- Situated on the high street in a busy suburb of Luton
- 11,305 sq ft plus 9 car parking spaces
  - Let to Poundstretcher Limited (5A1)
- 10 years from completion of landlord works wef 13th April 2017
- £125,000 per annum (£11.05 psf)
- Offers in the region of £1,710,000 (STC)
- Attractive Net Initial Yield of 6.85%

Freehold high street retail investment, Situated on the high street in a busy suburb of Luton









#### **LUTON**

Luton is a busy and well established commercial centre located approximately 12 miles north of Hemel Hempstead, 13 miles north of St Albans, 15 miles west of Stevenage and 35 miles north of Central London.

The town has extremely good communications being located immediately adjacent to the M1 Motorway with access available at both Junctions 10 and 11. This stretch of the motorway is currently being widened to four lanes.

The M1 provides direct access to the M25, about 11 miles to the south. Luton benefits from regular train services to Central London with the quickest journey time of 35 minutes.

London Luton Airport is located just to the south east of the town centre and provides a wide and increasing variety of international flights. There are further proposals to construct an additional runway at the airport, substantially increasing its capacity.



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## **SITUATION**

Leagrave, formerly a village, has over time become a suburb of Luton in the northwest of the town. It is approximately 2.5 miles from Luton Town centre with Junction 11 of the M1 less than 1 mile away.

Leagrave is a busy local shopping centre with a strong high street and very few vacant properties. The property is prominently situated on Marsh Road at the northern end of the town's main shopping pitch, adjacent to a Connells Estate Agents. National multiple retailers on

Marsh Road include Lidl, Coral, Betfred, William Hill, Greggs, Natwest, Iceland, Barclays and Coral.

The property is 200 metres from Leagrave national rail station which is on the London-Bedford line operated by First Capital Connect.

Leagrave has a local population of 12,910 with approximately 316,000 people in the Luton primary catchment rising to over 870,326 within 12 miles (20 km) of the centre.

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#### **DESCRIPTION**

The subject property comprises two former shop units which have been amalgamated to provide an open plan medium format supermarket.

Internally, the ground floor provides excellent clear retail space extending to 10,306 sq ft (7,595 sq ft trading area) with 999 sq ft of first floor ancillary accommodation.

There is a surfaced customer car park to the rear of the unit which provides parking for approximately 9 cars.

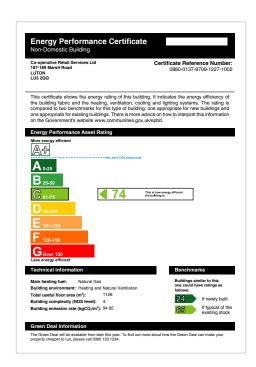
## **ACCOMMODATION**

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

Tesco	Sq m	Sq Ft
Ground Floor	957.5	10,306
First Floor	92.8	999
Total	1,050.3	11,305



# ENERGY PERFORMANCE CERTIFICATE



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#### **TENURE**

Freehold.

#### **TENANCY**

The property is let on an FRI lease to Poundstretcher Limited for a term of 10 years from 13th April 2017, expiring 12th April 2017. The initial rent of £125,000 per annum is reviewed

5 yearly to the open market rental value. The current rent equates to just £11.05 psf which we consider to be reversionary.

We calculate the site measures 0.177 ha (0.43 acres).



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#### **COVENANT STATUS**

Poundstretcher Limited (Company Number: 0553014) was established in 1981 and is the UK's leading variety discount retailer for quality food, toiletries, garden essentials and homeware brands.

Offering over 5000 products at some of the lowest prices on the high street, Poundstretcher stores provide shoppers with an incredible selection of value for money items, ranging from 49p up to £150.

With over 400 stores nationwide and 6000 UK staff, Poundstretcher stocks a huge selection of great value products at competitive prices, including kitchenware, bedding, bathroom products, furniture, electric goods, children's toys and even pet care products within the brands "Pet Hut" section.

For money-conscious grocery shoppers, Poundstretcher also offer great value prices on everyday big brand items such as food, toiletries and household goods, along with great range of fantastic seasonal goods.

Poundstretcher Limited reported the following trading figures:

	31st March 2016	31st March 2015
Sales Turnover	£429,538,926	£438,324,686
Profit before Tax	£2,405,347	£2,834,302
Tangible Net Worth	£17,836,284	£16,829,937

Further information is available at www.poundstretcher.co.uk

# **Poundstretcher Limited**

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#### **VAT**

VAT will be payable on the purchase price. It is anticipated that the sale will be dealt with as a transfer of a going concern.

## **PROPOSAL**

Our client is seeking offers in excess of £1,710,000 for their freehold interest, subject to contract. A purchase at this level reflects a 6.88% net initial yield, after deducting appropriate purchase costs.

#### **FURTHER INFORMATION**

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

#### **Rob Steward**

Tel: 07768 108022 Email: rs@christopherdee.co.uk

Christopher Dee 315 Linen Hall 162-168 Regent Street, London W1B 5TD



#### James Kinsler

Tel: 07825 870209 Email: jk@christopherdee.co.uk

#### Mark Powell

Tel: 07825 077724

Email: mp@christopherdee.co.uk

Christopher Dee 40 Peter Street Manchester M2 5GP

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