

HARVEY SPACK FIELD

HOMEBASE

HOMEBASE REAL ESTATE PORTFOLIO

74 LEASEHOLDS FOR SALE ON BEHALF OF JOINT ADMINISTRATORS TENEQ

Premium Offers Invited by 29th November 2024



PROPERTIES

Store name	Address	Post Code	Lease expiry	Annual rent	GIA	GC	Mezz
Abingdon	Units F3, F4 & F5 Fairacres Retail Park, Marcham Road, / Abingdon, Oxfordshire, / OX14 1TP / England	OX14 1TP	17/07/2031	500,000	23,830	6,275	
Alnwick	Willowburn Avenue / Alnwick / NE66 2JH / England	NE66 2JH	05/08/2027	282,725	26,300	6,549	7,691
Altrincham	Unit 1, Altrincham Retail Park / Manchester / WA14 5GR / England	WA14 5GR	15/03/2033	488,000	30,727	13,781	11,239
Antrim	Junction One Retail Park / - / BT41 4NY / Northern Ireland	BT41 4NY	24/08/2026	287,500	26,136	9,015	8,873
Barnstaple	Rose Lane / Barnstaple / EX32 8PG / England	EX32 8PG	23/09/2025	-	41,475	13,504	14,079
Basildon	London Road / Basildon / SS16 4PR / England	SS16 4PR	31/07/2033	600,000	45,062	14,665	
Basingstoke	Winchester Road / Basingstoke / RG22 6HN / England	RG22 6HN	10/10/2036	1,113,000	68,496	17,668	
Belfast	Shane Park / Belfast / BT12 6RH / Northern Ireland	BT12 6UA	21/09/2028	700,000	50,000	20,662	14,814
Berwick Upon Tweed	Tweed Sawmills / Berwick upon Tweed / TD15 2AS / England	TD15 2AS	13/04/2031	355,000	34,000	9,770	7,862
Biggleswade	A1 Trading Estate / Biggleswade / SG18 8PW / England	SG18 8PW	23/06/2024	589,300	42,860	9,119	7,786
Birmingham Selly Oak	Unit 6 Battery Retail Park / Birmingham / B29 6SJ / England	B29 6TL	26/05/2029	571,181	30,463	6,441	9,117
Bishop Auckland	Watling Road / Bishop Auckland / DL14 9AS / England	DL14 9AS	02/07/2026	300,000	25,077	7,501	8,296
Bracknell	Wokingham Road / Bracknell / RG42 1NB / England	RG42 1NB	28/09/2034	811,314	36,162	10,454	17,270
Bradford	Unit 4, Enterprise Five Retail Park / Bradford / BD10 8EG / England	BD10 8EG	30/08/2031	250,000	34,817	10,000	
Branksome	1 Redlands / Poole / BH12 1DN / England	BH12 1DN	31/05/2031	800,000	44,119	20,640	9,338
Bridgend	Bridgend Retail Park / Bridgend / CF31 3XX / Wales	CF31 3XX	05/02/2029	469,820	36,140	8,164	10,604
Broadstairs	Star Lane / - / CT10 2PU / England	CT10 2PU	02/07/2031	702,000	52,000	15,288	
Bury St Edmunds	Easlea Road / Bury St. Edmunds / IP32 7BY / England	IP32 7BY	18/02/2029	370,148	36,445	6,981	10,554
Cannock	The Orbital Retail Centre / Cannock / WS11 8XP / England	WS11 8XP	28/09/2031	300,000	28,075	6,833	
Chatham	Horsted Retail Park / Chatham / ME5 9SQ / England	ME5 9SQ	24/12/2032	546,648	35,660	10,288	7,808
Cheltenham	Tewkesbury Road / Cheltenham / GL51 9AA / England	GL51 9AA	04/03/2036	500,000	36,485	12,500	
Chester	Unit 3, Greyhound Retail Park / Greyhound Park Road, Chester / CH1 4QG / England	CH1 4QG	24/03/2037	500,000	30,500	6,000	29,000
Chichester	Discovery Park / Chichester / PO19 6UX / England	PO19 6UX	23/06/2028	934,640	66,660	19,804	
Colchester Stanway	Tollgate West / Colchester / CO3 8RH / England	CO3 8RH	14/12/2036	720,000	46,309	16,126	12,971
Coventry	Units H, J1, J2 & K, Gallagher Retail Park / Stoney Stanton Road, Coventry / CV6 5QG / England	CV6 5QG	30/06/2031	425,000	30,000	13,000	
Craigavon	Rushmore Retail Park / Craigavon / BT64 1AA / Northern Ireland	BT64 1AA	31/10/2024	411,000	31,116	11,011	1,333
Daventry	Welton Road/ Abbey Road / Daventry / NN11 4GL / England	NN11 4GL	23/12/2028	392,370	30,620	6,505	8,058
Derby Chaddesden	Wyvern Retail Park / - / DE21 6NZ / England	DE21 6NZ	28/09/2030	481,200	36,317	12,597	10,788
Dumfries	Unit 1 / Dumfries / DG2 9BF / Scotland	DG2 9BF	25/02/2031	421,575	48,180	15,064	
Dunfermline	Halbeath Retail Park / Dunfermline / KY11 4LP / Scotland	KY11 4LP	28/09/2027	456,250	36,500	9,984	
Farnham	Farnham Retail Park / Farnham / GU9 9QJ / England	GU9 9QJ	28/09/2029	685,000	36,246	5,652	10,534
Folkestone	Park Farm Rd / Folkestone / CT19 5FJ / England	CT19 5FJ	08/03/2027	693,823	53,371	20,083	
Galwally	Drumkeen Complex / Belfast / BT8 4FY / Northern Ireland	BT8 6FY	28/02/2029	580,000	42,241	13,389	
Gateshead	Retail World / Gateshead / NE11 0BD / England	NE11 0BD	01/09/2030	475,000	46,040	12,838	10,456

Gloucester	Eastbrook Road / Gloucester / GL4 3DB / England	GL4 3DB	23/06/2027	250,000	37,959	11,740	13,334
Hamilton	Unit 10 / Hamilton / ML3 6AD / Scotland	ML3 6AD	16/10/2030	583,229	36,021	12,277	
Hanworth	Twickenham Road / Feltham / TW13 6EZ / England	TW13 6EZ	14/08/2031	1,191,065	35,490	5,988	3,475
Harlow	Edinburgh Way / Harlow / CM20 2TN / England	CM20 2TN	23/04/2035	650,000	40,000	19,973	
Herne Bay	Eddington Business Park / - / CT6 5UJ / England	CT6 5UJ	11/12/2026	486,489	22,230	9,639	
Hexham	Unit 1 Tyne Valley Retail Park / Hexham / NE46 1EZ / England	NE 46 1EZ	02/03/2029	250,000	20,000	6,467	6,999
Honiton	Heath Retail Park / Honiton / EX14 1DV / England	EX14 1DB	24/12/2028	297,000	26,000	8,251	8,411
Hove	182 Old Shoreham Road / - / BN3 7EX / England	BN3 7EX	19/12/2029	656,500	28,430	8,654	
Hull Hessele	Sainsburys Way / Hull / HU13 9NT / England	HU13 9NT	20/06/2024	300,000	29,016	9,139	
Leamington Spa	Myton Road / Leamington Spa / CV31 3NY / England	CV31 3NY	30/09/2027	713,250	31,698	7,641	11,827
Ledbury	New Mills Industrial Estate / - / HR8 2SR / England	HR8 2SR	23/09/2025	-	21,042	5,436	6,385
Leeds Moor Allerton	Moor Allerton Centre / Leeds / LS17 5NY / England	LS17 5NY	22/05/2033	636,000	37,350	12,225	7,436
Letterkenny (ROI)	Neil T Blaney Road / Letterkenny / W7XC+7G / Republic of Ireland	F92 VY60	18/12/2031	275,000	20,063	7,559	9,003
Lewes	Unit 5 / Lewes / BN7 2BY / England	BN7 2BY	28/09/2029	235,140	23,460	-	
London Catford	10 Beckenham Hill Road / London / SE6 3NU / England	SE6 3NU	29/09/2025	747,650	30,312	17,003	
London Streatham Vale	100 Woodgate Drive / London / SW16 5YP / England	SW16 5YP	23/11/2026	291,500	29,940	8,639	10,391
Luton	Enterprise Way / Luton / LU3 4BW / England	LU3 4BW	27/10/2030	364,245	24,283	12,073	
Maidstone Aylesford	South Aylesford Retail Park / Maidstone / ME20 7TP / England	ME20 7TP	31/10/2032	595,295	35,873	10,157	10,356
Milton Keynes	Snowdon Drive / Milton Keynes / MK6 1AP / England	MK6 1AP	24/03/2030	1,000,000	80,000	17,852	
Navan (ROI)	Unit 1, Navan Retail Park / Navan / C15 A381 / Republic of Ireland	C15 A381	28/02/2030	200,000	25,016	10,509	
Newcastle Under Lyme	33 Brook Lane / Newcastle under Lyme / ST5 3HU / England	ST5 3HU	08/12/2036	360,000	27,530	7,742	8,619
Norwich Hall Road	Hall Road / Norwich / NR4 6DL / England	NR4 6DH	26/04/2030	330,000	30,000	17,237	
Norwich Sprowston	Roundtree Way / Norwich / NR7 8SH / England	NR7 8SH	24/12/2032	513,357	33,805	13,097	
Nottingham Arnold	Unit 2, Madford Retail Park / Nottingham / NG5 6AJ / England	NG5 6AJ	11/12/2029	443,625	34,125	12,755	
Oban	Lochavulin Drive / Oban / PA34 4BW / Scotland	PA34 4BW	09/07/2026	312,500	25,200	5,573	8,416
Oldbury	Unit 1 / - / B69 3DD / England	B69 3DD	28/09/2029	500,000	33,532	8,737	7,385
Portishead	Wyndham Retail Park / Portishead / BS20 8LR / England	BS20 8LR	25/09/2030	337,500	25,000	10,544	8,283
Romford	Davidson Way / Romford / RM7 OAJ / England	RM7 OAJ	27/09/2025	-	40,097		
Saffron Walden	Elizabeth Way / - / CB10 2BL / England	CB10 2BL	10/02/2036	240,000	15,455	2,294	
Sleaford	Shorehan Road / - / NG34 7AQ / England	NG34 7AQ	15/05/2030	314,340	26,195	6,581	9,683
St Albans Hatfield Road	Alban Park / St. Albans / AL4 0JJ / England	AL4 0JJ	30/05/2028	512,000	36,571	8,268	
Sudbury	Waldingfield Road / Sudbury / CO10 2YH / England	CO10 2YH	24/12/2032	343,750	25,013	9,029	6,822
Telford	Wrekin Retail Park / Telford / TF1 2DE / England	TF1 2DE	30/10/2029	412,500	25,000	12,044	10,425
Truro	Treliske Industrial Estate / Truro / TR1 3LN / England	TR1 3LN	31/12/2026	505,500	34,939	11,915	13,255
Tunbridge Wells West Station	West Station / Tunbridge Wells / TN2 5QL / England	TN2 5QL	02/07/2030	369,608	16,427	6,165	5,000
Upton	Upton Bypass / Wirral / L49 6QG / England	CH49 6QG	23/06/2029	472,000	29,500	7,900	8,168
Waltham Cross	High Street / Waltham Cross / EN8 7BE / England	EN8 7BF	05/07/2038	326,560	16,005	12,878	9,498
Waterford (ROI)	Unit 3, Farronshoneen / Waterford / X91 W1WD / Republic of Ireland	X91 W1WD	19/09/2029	500,000	32,088	6,302	
Wolverhampton	Unit A, St. John's Retail Park / Wolverhampton / WV2 4SJ / England	WV2 4SJ	28/09/2029	400,000	35,305	12,963	
Worcester Blackpole	Unit A / Worcester / WR3 8HP / England	WR3 8HP	24/12/2030	459,667	39,920	9,316	10,958

OFFER INSTRUCTIONS

- UNCONDITIONAL PREMIUM OFFERS INVITED IN RESPECT OF INDIVIDUAL SITES
- MULTI – SITE/ PORTFOLIO OFFERS CONSIDERED
- ALL OFFERS TO BE RECEIVED BY 29TH NOVEMBER 2024
- OFFERS TO BE MADE IN WRITING TO SALT@HARVEYSPACKFIELD.CO.UK
- STRICT 10 WORKING DAY EXCHANGE PERIOD
- CONFIRMATION THAT OFFER IS BOARD APPROVED WILL BE REQUIRED

HARVEY SPACK FIELD



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Gavin Park, Gavin Maher and Adele MacLeod of Teneo Financial Advisory Limited were appointed Joint Administrators of HHGL Limited on 13 November 2024.

Gavin Park and Adele MacLeod were also appointed Joint Administrators of Hampden Group Limited on 13 November 2024.

Damien Murrán and Enda Lowry of Teneo Restructuring (Ireland) Limited were appointed Joint Provisional Liquidators of HHGL (ROI) Limited on 13 November 2024.

The affairs, business and property of HHGL Limited and Hampden Group Limited are managed by the Joint Administrators. The Joint Administrators act as agents of the companies and contract without personal liability. The Joint Administrators are authorised by the Institute of Chartered Accountants in England and Wales. All licensed insolvency practitioners of Teneo Financial Advisory Limited are licensed in the UK.

The affairs, business and property of HHGL (ROI) Limited are managed by the Joint Provisional Liquidators. The Joint Provisional Liquidators contract without personal liability. The Joint Provisional Liquidators are authorised by Chartered Accountants Ireland. All licensed insolvency practitioners of Teneo Restructuring (Ireland) Limited are licensed in Ireland.