

**FOR SALE**

PRIME HIGHLY PROMINENT  
MULTI-LET ROADSIDE INVESTMENT



**CANNING STREET RETAIL PARK, BURNLEY, BB12 0AD**

# INVESTMENT SUMMARY

- Highly prominent roadside asset.
- Located immediately adjacent to Princess Way Retail Park.
- 0.5 miles to J11 M65 and 1.2 miles to J10 M65 motorway.
- Newly refurbished in 2024.
- 10,645 sq ft on a site of 0.80 acres, and with 32 car parking spaces.
- EV Charging Hub with 6 x 300 kWh chargers operated by E.ON Drive Infrastructure.
- Strong tenant line up: Formula One Autocentres, Indigo Sun, Angling Direct and Lucky B's Hot Chicken.
- Fully occupied and multi-let, generating £160,900 per annum exclusive.
- Average rent passing of just £12.77 per sq ft (when excluding the EV charging income).
- WAULT of 13 years to Expiry and 6 years to Break.
- EPC ratings of A and B.
- Freehold.

Offers are invited in the region of **£2,350,000 (Two Million, Three Hundred and Fifty Thousand Pounds)**, subject to contract and exclusive of VAT, which reflects a **6.44% net initial yield** and a minimum reversionary yield of **7.33% in 2030**.

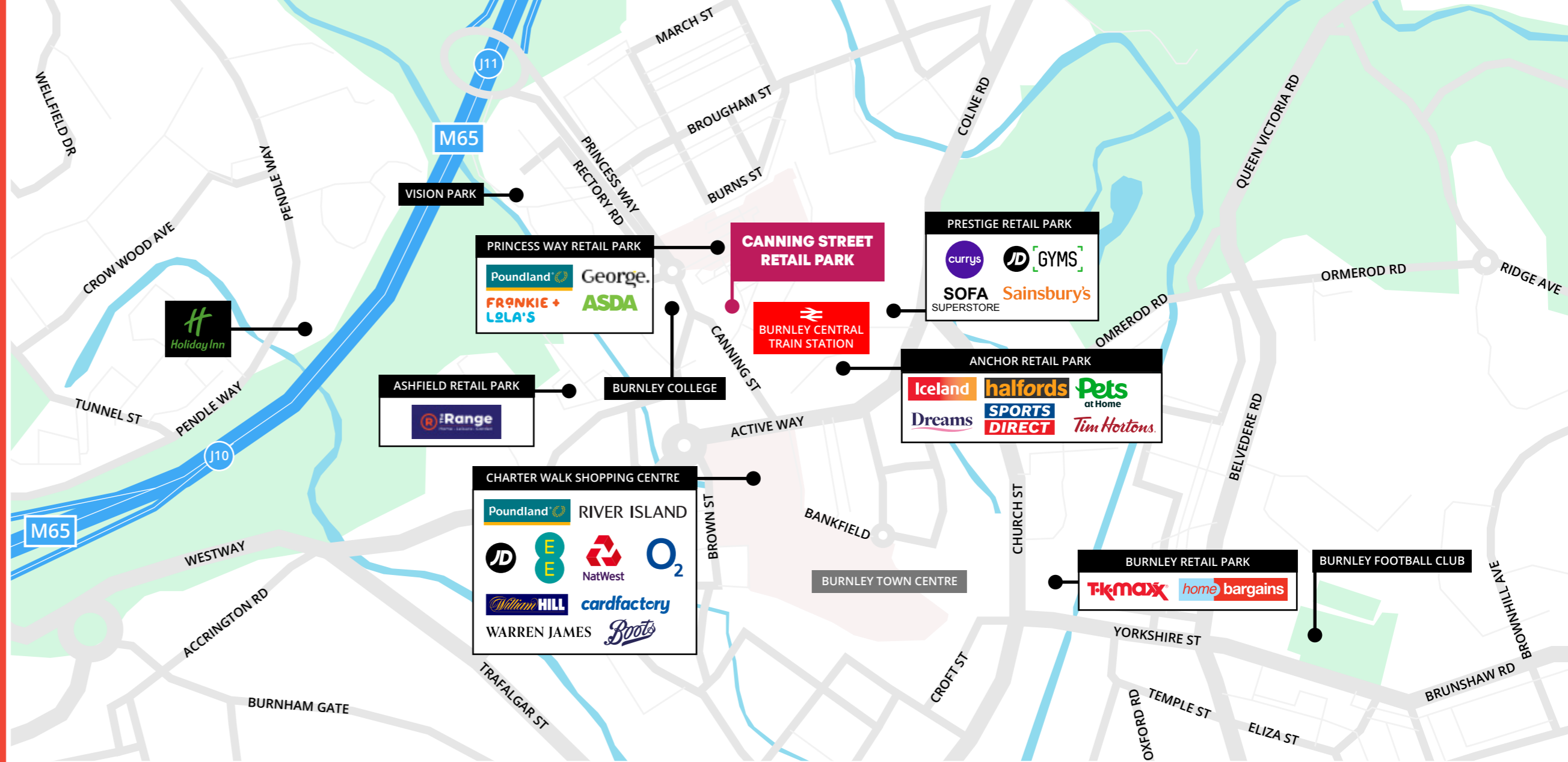


# LOCATION

The property is located along Canning Street, off Princess Way, a main arterial route into Burnley town centre close to J11 of the M65 motorway.

Burnley is a market town positioned 21 miles north of Manchester and 20 miles east of Preston, having a population in excess of 95,000 residents, and within just 5 miles of the property there is a population of 155,000.

Transport links are excellent with the M65 linking Burnley to the wider North West region via the M66 and M61, to Blackburn, Bolton, Preston and Manchester.



[VIEW DRONE VIDEO](#) →



## TRAVEL DISTANCES:

- 4 minute walk (0.2 mile) to **Burnley Central** train station.
- 12 minute walk (0.5 mile) to **Burnley Town Centre**.
- 2 minute drive (0.5 miles) to **J11 M65**.
- 4 minute drive (1.2 miles) to **J10 M65**.

Canning Street Retail Park, Burnley, BB12 0AD

# SITUATION

Canning Street Retail Park is prominently situated directly adjacent to Princess Way Retail Park and opposite Burnley Sixth Form College Centre and Vision Park.

Princess Way Retail Park totals 102,000 sq ft and comprises an ASDA superstore, McDonalds, Poundland and George, along with 600 car parking spaces.

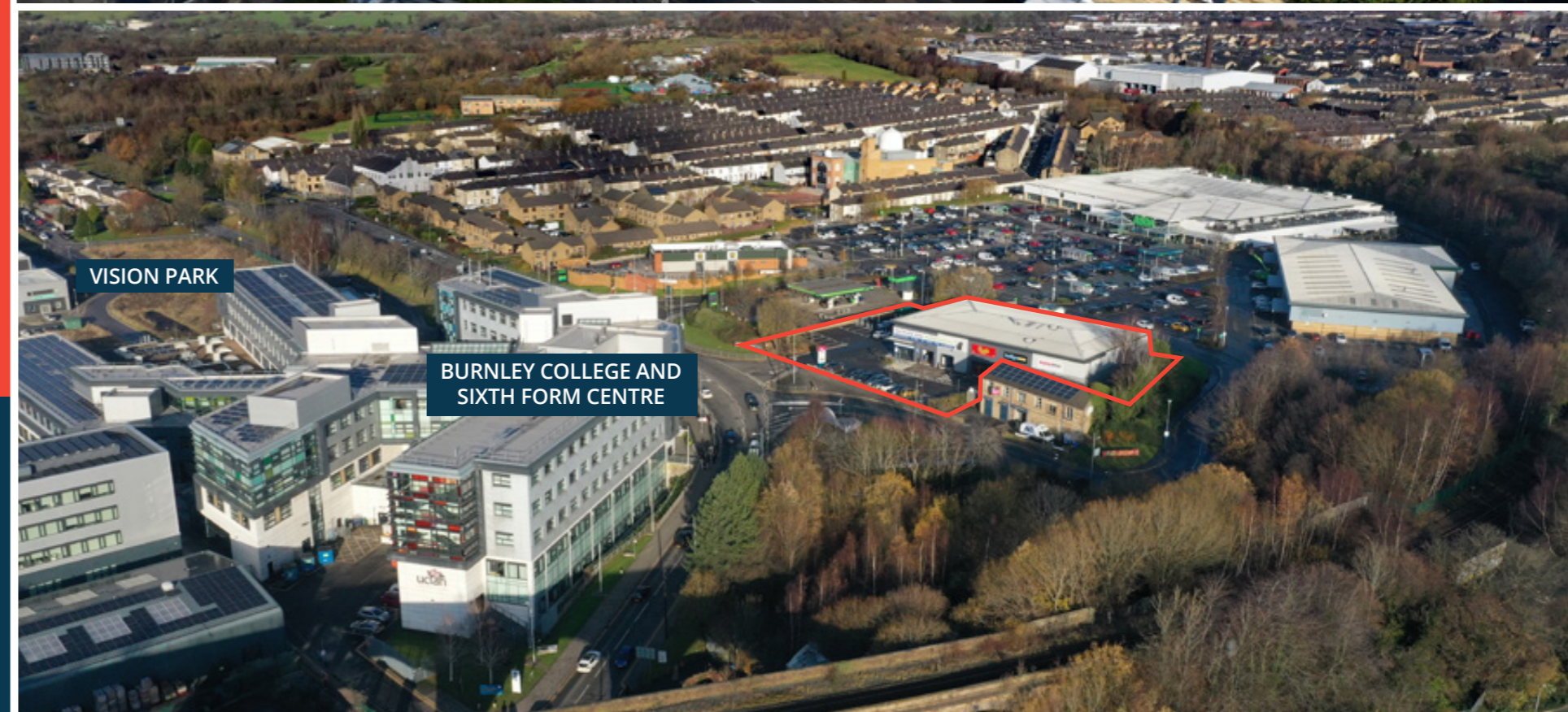
Burnley College Sixth Form Centre which also partners with UCLAN and Themis, boasts a strong 6,500 young and mature student and apprenticeship list, all learning on site. The college has developed and expanded its campus over the last few years in response to growing demand and capacity requirements, and as part of continual growth the College is looking at opportunities to further expand and develop the existing site.

Vision Park is a 5 acre key employment site offering up to 130,000 sq ft of high quality manufacturing and office space, primarily targeted at local SME's. Phase I is completed and fully occupied, with Phase II due to commence in 2026.

Other nearby occupiers include Sainsburys, Currys, Tim Hortons, Halfords and Aldi, in addition to all of the town centre amenity within walking distance.

Princess Way is subject to high traffic volumes with approximately 15,000 to 20,000 daily vehicle movements.

In summary, the property occupies a highly prominent location, clearly visible off Princess Way with the benefit of substantial car parking provisions and close to the town centre, public transport infrastructure and immediate motorway connectivity.



# SITE

The site area extends to approximately 0.80 acres (0.32 hectares). This reflects a low site coverage of 30%.

# DESCRIPTION

The property comprises a detached purpose built retail/trade warehouse that has recently been subdivided and refurbished to provide high quality multi-let accommodation.

The property is of steel portal frame construction with external profile metal clad elevations and sheet roofing above.

There are 3 ground level loading doors to Unit 1, with shopfront entrances to Units 2, 3 and 4 (which can be converted and replaced with roller shutter doors if desired). Internally, the units are fitted out to the tenant's individual corporate specification.

There is a tarmac surfaced car park situated to the south and west of the property which provides a total of 32 car parking spaces, including 6 spaces demised for EV charging.



# TENANCY SCHEDULE

The property is let on full repairing and insuring terms to 5 tenants as set out in the tenancy schedule below.



| UNIT NAME   | TENANT NAME                                   | SIZE NIA (SQ FT) | LEASE START | LEASE EXPIRY | NEXT BREAK | NEXT REVIEW | RENT PER ANNUM     | RENT (PER SQ FT) | NOTES  |
|-------------|---|------------------|-------------|--------------|------------|-------------|--------------------|------------------|--|
| Unit 1      | Formula One Auto Centres Limited              | 5,302            | 16/01/2025  | 15/01/2040   | 15/01/2035 | 16/01/2030  | £60,000.00         | £11.32           | 5 yearly rent review, compounded annually in line with RPI (2% collar, 4% cap).    |
| Unit 2      | RDF Leisure Limited t/a Lucky B's Hot Chicken | 1,027            | 10/06/2025  | 09/06/2035   | 10/06/2030 | 10/06/2030  | £21,000.00         | £20.45           | Fixed increase to £25,000 at rent review.  |
| Unit 3      | Indigo Sun Retail Limited                     | 1,087            | 01/10/2025  | 31/09/2040   | 01/10/2031 | 01/10/2030  | £25,000.00         | £23.00           | 5 yearly rent review to market rent.   |
| Unit 4      | Angling Direct PLC                            | 3,229            | 08/09/2025  | 07/09/2035   | 07/09/2031 | 07/09/2030  | £30,000.00         | £9.29            | 5 yearly rent review, compounded annually in line with RPI (2% collar, 4% cap).    |
| EV Charging | Zood Infrastructure Limited                   | 6 Spaces         | 10/09/2024  | 09/09/2044   |            | 09/09/2026  | £24,900.00         |                  | Operated for EON. No lease breaks. Annual rent review in line with CPI (uncapped). |
|             |   | <b>10,645</b>    |             |              |            |             | <b>£160,900.00</b> |                  |  |

- Reversion of 7.33% is based on the income increasing to a minimum of £183,200 in 2030, based on the fixed rental increase for Unit 2 and assuming 3% pa is reached on Units 1 and 4 and with the EV charging.

# TENANT COVENANT

Over 86% of the income is secured to tenants classed as 'Very Low Risk' of business failure by CreditSafe UK.

## PLANNING

As a result of the changes to the planning use class order, from 1st September 2020 Class A has been revoked and replaced with Use Class E, which provides more flexibility around the future use of the premises.

## DATA ROOM

A suite of warranties, lease documents and title information can be found in the data room, with further details provided upon request.



### Formula One Auto Centres Limited (01437311)

Established in 1979, Formula One Autocentres is one of the largest tyre and exhaust operators in the UK, with over 130 units nationwide. The business remains family owned and continues to uphold its original commitment to delivering the highest quality service at the most competitive prices. The business continues in its expansion plan with a live requirement for over 90 new sites across the UK.

Formula One Auto Centres Limited has a Creditsafe score of 82, representing 'Very Low Risk' of business failure, and has recorded a year-on-year increase in turnover for the past 5 years.

A copy of their latest accounts are summarised as follows:

| Formula One Autocentres Limited | 31 July 2024 | 31 July 2023 | 31 July 2022 |
|---------------------------------|--------------|--------------|--------------|
| Turnover                        | £91,696,158  | £86,333,190  | £80,289,763  |
| Pre Tax Profit                  | £1,124,301   | £3,185,571   | £3,793,969   |
| Net Worth                       | £2,855,086   | £2,921,844   | £2,798,147   |

For further information visit [www.f1autocentres.co.uk](http://www.f1autocentres.co.uk)



### Angling Direct PLC (05151321)

Angling Direct plc, a company listed on the AIM market, is the UK's No.1 supplier of angling equipment with in excess of 15,000 products.

The business was established over 30 years ago and has a substantial online presence with 5 websites generating over 9 million visitors each year and they complete on average over 24,000 transactions each week in their stores. Currently the business operates from 50 branches in England, Wales and now the Netherlands and plans considerable further expansion with a live requirement for over 20 new sites across the UK.

Angling Direct PLC has a Creditsafe score of 85, representing 'Very Low Risk' of business failure, and has recorded a year-on-year increase in turnover for the past 5 years.

A copy of their latest accounts are summarised as follows:

| Angling Direct PLC | 31 January 2025 | 31 January 2024 | 31 January 2023 |
|--------------------|-----------------|-----------------|-----------------|
| Turnover           | £91,339,000     | £81,657,000     | £74,096,000     |
| Pre Tax Profit     | £1,958,000      | £1,517,000      | £669,000        |
| Net Worth          | £20,714,000     | £21,236,000     | £19,812,000     |

For further information visit [www.anglingdirect.co.uk](http://www.anglingdirect.co.uk)



### Indigo Sun Retail Limited (SC124986)

Established in 1993, Indigo Sun is an award winning UK largest tanning salon chain, voted the UK's best tanning centre by the European Tanning Awards. The company currently has over 100 salons throughout the UK and opened their first London flagship store in 2022.

Indigo Sun Retail Limited has a Creditsafe score of 93, representing 'Very Low Risk' of business failure, and has recorded a year-on-year increase in turnover for the past 5 years.

A copy of their latest accounts are summarised as follows:

| Indigo Sun Retail Limited | 30 September 2024 | 30 September 2023 | 30 September 2022 |
|---------------------------|-------------------|-------------------|-------------------|
| Turnover                  | £37,257,622       | £31,775,091       | £26,014,782       |
| Pre Tax Profit            | £10,024,224       | £7,231,520        | £5,531,053        |
| Net Worth                 | £19,071,348       | £15,159,360       | £12,941,811       |

For further information visit [www.indigosun.co.uk](http://www.indigosun.co.uk)



### Zood Infrastructure Limited (12159527)

Zood Infrastructure Limited is an Electric Vehicle Charging Point (EVCP) investment company that holds assets developed by The EV Network, a company that specialises in acquiring sites, installing and commissioning EVCP's with a principle focus on ultra-rapid 300kwh+ charging.

Zood Infrastructure Limited has a Creditsafe score of 89, representing 'Very Low Risk' of business failure.

The EVCP's are subsequently let by the way of license to third party operators, with Eon the partner at Canning Street Retail Park.

A copy of their latest accounts are summarised as follows:

| Zood Infrastructure Limited | 31 March 2025 | 31 March 2024 | 31 March 2023 |
|-----------------------------|---------------|---------------|---------------|
| Turnover                    | £7,372,590    | £21,024,781   | £4,855,774    |
| Pre Tax Profit              | £264,780      | -£289,918     | -£158,445     |
| Net Worth                   | £10,314,051   | £10,049,271   | £836,117      |

# FURTHER INFORMATION

## EPC

The property has the following EPC ratings:

- Unit 1 – B44
- Unit 2 – A24
- Unit 3 – A22
- Unit 4 – A22

Certificates are available in the Data Room.

## VAT

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

## ANTI-MONEY LAUNDERING

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, Wildbrook will require ID checks and certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

# PROPOSAL

We are instructed to seek offers in the region of

# £2,350,000

*(Two Million, Three Hundred and Fifty Thousand Pounds)*

subject to contract and exclusive of VAT, which reflects a **6.44% net initial yield** and a minimum reversionary yield of **7.33% in 2030**.



# CONTACT

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WILDBROOK  
COMMERCIAL REAL ESTATE

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