

# VICTORIA BUILDINGS



Attractive Leisure / Retail Investment



London Road, Stockton Heath  
Warrington, Cheshire, WA4 2AG



## Executive Summary

- Successful leisure / retail block in affluent Cheshire suburb of Stockton Heath
- 11 retail / leisure units totalling 33,039 sq ft (3,046.02 sq m) currently producing a gross income of £718,000 per annum
- Tenants include Pizza Express, Toni & Guy, Countrywide Estate Agents, Restaurant Bar & Grill and Stonegate Pub Company
- Asset management opportunities to continue to improve the investment tenant line up
- Offers in excess of **£8,300,000 (Eight Million Three Hundred Thousand Pounds)** which represents a net initial yield of **8.17%**





## Location

Stockton Heath is a prosperous Cheshire village situated 2 miles south of Warrington town centre, 20 miles west of Manchester, 19 miles east of Liverpool, 80 miles north west of Birmingham and 190 miles north west of London.

Warrington has a population of approximately 158,195 and a district population of 191,080 (census 2001). Warrington was developed as a New Town in 1969 and since has become a major area for employment having over 8,000 businesses and 17 head offices of the NW top 200 companies. Major employers including United Utilities, Vodafone, AAH Pharmaceutical, Rolls Royce and AMEC.

Recognised as a strong commuter area for nearby conurbations, the town has excellent transport infrastructure enabling access around the region and the UK.

**Road** - M62 (junction 9), M6 (junction 20) and M56 (junction 10) are all within 5 miles of the town.

**Rail** - Warrington has two railway stations at Bank Quay and Warrington Central providing both local and national coverage with London having a direct connection within two hours.

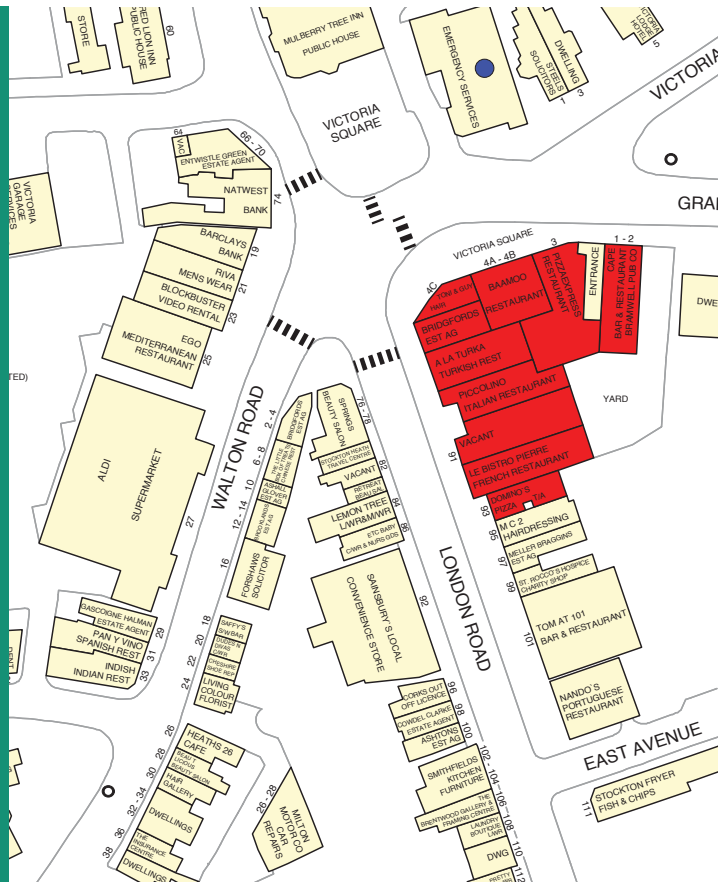
**Air** - Manchester and Liverpool International airports are within a 20 minute drive both providing flights to domestic and international locations.

Stockton Heath is an affluent local area which also attracts customers from nearby villages of Appleton, Grappenhall, Hatton, Lymm and Walton.



## Situation

The property is situated at the junction of London Road (A49) and Grappenhall Road (A56) in the heart of Stockton Heath, occupying a highly prominent position. Other nearby occupiers include Nandos, Ego Mediterranean restaurant, Costa Coffee, Sainsburys, HSBC and Lloyds banks together with a number of high quality boutiques. Opposite is the Forge Shopping centre which is anchored by a Co-Op supermarket and which provides 250 car parking spaces.



## Description

Victoria Square is a former Victorian property which was comprehensively redeveloped in 2002 creating 11 retail and leisure units over ground, first and second floors (part only). The property has brick elevations incorporating stone detailing under a pitched tiled roof. External terracing has been provided at first floor level to some of the units.

Each unit has been fitted out to a high standard by the tenants in line with their trading formats.

To the rear is a shared service yard proving loading areas plus disabled parking accessed off Grappenhall Road.



## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice on a net internal area (NIA). These areas have been supplied to us by the current vendor and they are subject to a purchaser carrying out their own survey.

A full breakdown of the individual units is provided on the tenancy schedule below. In summary the property has an approximate net internal area of 33,039 sq ft (3,046.02 sq m).




# Tenancy Details & Schedule

The property is let in accordance with the tenancy schedule below. All leases are drawn upon effectively full repairing and insuring terms via service charge contribution. It is our client's intention to provide a two year rental guarantee on Unit 7 which is currently vacant. The current gross income is £718,000 per annum.

Unit	Tenant	T/A	Floor	Area (sq ft)	Area (M <sup>2</sup> )	Lease Start	Term	Lease Expiry	Rent Review	Rent £ p.a	Comments
1&2	Stonegate Pub Company Ltd	Slug & Lettuce	Ground	4,175	350.80	21/07/2003	25	20/07/2028	21/07/2013 (5 yearly)	103,000	Lease recently assigned from Bramwell Pub Co (in administration). We understand the unit will be re-branded as a Slug & Lettuce venue.
1a & 3a	Mytoncorp Ltd	Aries Bar	Ground First Terrace	138 3,566 510	12.82 331.29 47.38	27/02/2013	15	26/02/2028	27/02/2015 (5 yearly)	75,000	Fixed rental increases: Feb 2015 - £85,000 Feb 2016 - £95,000 Feb 2017 - £105,000 and then OMRV 2018 and 5 yearly.
3	Pizza Express (Restaurants) Ltd	Pizza Express	Ground	2,023	201.60	12/05/2003	25	11/05/2028	12/05/2013 (5 yearly)	75,000	Rent review outstanding
			Outside Seating area			23/03/2011		11/05/2028	12/05/2013 (5 yearly)	2,500	
4a & 4b	Mytoncorp Ltd	BaaMoo Restaurant	Ground First Second Terrace	293 2,198 2,991 985	27.22 204.20 277.87 91.51	13/11/2009	20	12/11/2029	12/11/2014 (5 yearly)	75,000	Fixed rent increase 12/07/2014 to £80,000.
4c	Toni & Guy North Ltd	Toni & Guy	Ground ITZA	993 731	92.25	26/04/2004	15	25/04/2019	26/04/2014 (5 yearly)	30,000	Guaranteed by Mascolo Ltd.
4d	Countrywide Estate Agents	Countrywide	Ground ITZA	830 550	77.11	13/11/2007	15	12/11/2022	13/11/2012 (5 yearly)	32,500	
5	Alaturka Restaurants Ltd	Istanbul	Ground First Terrace	1,094 1,170 340	101.64 108.70 31.59	11/02/2011	20	10/02/2031	11/02/2016 (5 yearly)	70,000	
6	Restaurant Bar & Grill Ltd	Piccolinos	Ground First	1,683 1,664	156.36 154.59	23/11/2004 co-terminus	25	22/11/2029	23/11/2014 (5 yearly)	91,000	2 separate leases. Later lease relates to outside seating area.
			Outside Seating					29/10/2029	23/11/2014 (5 yearly)	1,500	
7	2 year vendor rental guarantee		Ground First	665 2,390	61.78 222.04					45,000	Interest from a number of operators
8	Le Bistrot Pierre Ltd	Le Bistrot	Ground First	2,500 750	232.26 69.68	09/01/2006	25	09/01/2031	09/01/2016 (5 yearly)	90,000	Lease guaranteed by Beacham Whitehead Holdings Ltd.
93 London Road	D P Reality Ltd	Domino Pizza	Ground First Ancillary ITZA	803 507 771 340	74.60 47.10 71.63	01/07/1999	20	01/07/2019	01/07/2014	27,500	
				<b>33,039</b>	<b>3,046.02</b>					<b>£718,000</b>	

# Tenant Covenant

Brief financial statements are provided below. D&B reports are available at [www.gva.co.uk/7484](http://www.gva.co.uk/7484)

Tenant	Summary	Turnover	Profits	Net Worth	D&B	Web
 Stonegate Pub Company Limited	One of the UK's largest pubs / bar operators with over 620 venues. Brands include Yates, Slug & Lettuce, The Living Room, Missoule Bars and Scream. Accounts for the year ending September 2012.	484,263,000	14,573,000	81,549,000	5A-	<a href="http://www.stonegatepubs.com">www.stonegatepubs.com</a>
 Pizza Express (Restaurants) Limited	One of the UK's largest chain of pizza restaurants established in 1965 in London and now having over 400 restaurants. Accounts for year ending July 2012	332,717,000	63,133,000	391,793,000	5A1	<a href="http://www.pizzaexpress.com">www.pizzaexpress.com</a>
 Toni and Guy North Limited Mascolo Limited (guarantor)	Wholly owned subsidiary of Mascolo Limited. The business was founded by Toni Mascolo and his brother Guy in 1963 in London now having over 200 salons in 20 countries. Accounts for year ending August 2012.	11,323,489	(636,743)	2,177,425	2A2	<a href="http://www.toniandguy.com">www.toniandguy.com</a>
 Countrywide Estate Agents	Private limited company established in 1964 operating estate agency branches throughout the UK, under various brands. Accounts for year ending December 2012.	300,106,000	24,397,000	63,813,000	5A1	<a href="http://www.countrywide.co.uk">www.countrywide.co.uk</a>
 Alaturka Restaurants Limited	Private limited company established in 2011 who run a restaurant providing authentic Turkish cuisine. Accounts for the year ending 31 January 2013.	Not available	Not available	(35,200)	N4	<a href="http://www.alaturkarestaurants.co.uk">www.alaturkarestaurants.co.uk</a>
 Restaurant Bar & Grill Limited	Private, high quality restaurant group who own and operate 32 restaurants with a national presence in major cities and affluent towns / suburbs. The company was taken private in 2011. Accounts for the year ending March 2012.	67,734,336	610,640	2,594,013	2A2	<a href="http://www.individualrestaurants.com">www.individualrestaurants.com</a>
 Le Bistrot Pierre Limited Beacham Whitehead Holdings Limited (guarantor)	Private company providing affordable French dining established in 1998 in Nottingham. Now in 11 locations including Harrogate, Leamington Spa, Stratford-upon-Avon and Ilkley. Accounts for the year ending December 2012.	11,061,355 11,061,355	889,013 959,614	1,006,875 1,027,999	1A2 1A2	<a href="http://www.lebistrotpierre.co.uk">www.lebistrotpierre.co.uk</a>
 DP Realty Limited	The property holding company for Domino's Pizza established in 1993 now trading from over 650 stores. The ultimate holding company is Domino's Pizza Group plc. Accounts for the year ending December 2012.	15,530,087	(619,897)	348,039	B2	<a href="http://www.dominos.uk.com">www.dominos.uk.com</a>
 Mytoncorp Limited	Private company who trade under two brands of Aries and Baamoo Grill	Not available	Not available	Not available	H3	<a href="http://www.ariesvip.co.uk">www.ariesvip.co.uk</a> <a href="http://www.baamooandgrill.co.uk">www.baamooandgrill.co.uk</a>



## VAT

Election to waive exemption for VAT has been made and therefore VAT will be charged on the purchase price. It is anticipated the sale will be treated as a transfer of a going concern.

## EPC

Copy of EPCs for the property can be provided to interested parties or downloaded from our website [www.gva.co.uk/7485](http://www.gva.co.uk/7485)

## PROPOSAL

We are seeking offers in excess of **£8,300,000 (Eight Million, Three Hundred Thousand Pounds)** which offers a purchaser an attractive net initial yield of 8.17% net of purchaser's costs at 5.8%.



## Further information

Should you wish to inspect the property or require additional information, please contact:



Email  
David Winterbottom

**David Winterbottom**  
Direct Dial: 0161 956 4103  
david.winterbottom@gva.co.uk



Print

**GVA, Norfolk House**  
**7 Norfolk Street**  
**Manchester M2 1DW**

SUBJECT TO CONTRACT

February 2014



Email  
Gurminder Manak

**Gurminder Manak**  
Direct Dial: 0161 956 4105  
gurminder.manak@gva.co.uk



Save

For any other investment  
sales please visit:  
**[gva.co.uk/investment](http://gva.co.uk/investment)**





GVA Grimley Limited Conditions under which Particulars are issued GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: 1.) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2.) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3.) No person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. 4.) All rentals and prices are quoted exclusive of VAT. Reproduced by courtesy of the Controller of HMSO. Crown Copyright reserved. Licence No 774359. If applicable, with consent of Chas E Good, Cartographers, Old Hatfield, Geographers A-Z Map Co Ltd and/or The Automobile Association. For identification purposes only. Feb 2014

**London West End**  
10 Stratton Street  
London W1J 8JR

**London City**  
80 Cheapside  
London EC2V 6EE

**Belfast**  
Rose Building Third Floor  
16 Howard Street  
Belfast BT1 6PA

**Birmingham**  
3 Brindleyplace  
Birmingham B1 2JB

**Bristol**  
St Catherine's Court  
Berkeley Place  
Bristol BS8 1BQ

**Cardiff**  
One Kingsway  
Cardiff CF10 3AN

**Edinburgh**  
Quayside House  
127 Fountainbridge  
Edinburgh EH3 9QQ

**Glasgow**  
206 St Vincent Street  
Glasgow G2 5SG

**Leeds**  
City Point First Floor  
29 King Street  
Leeds LS1 2HL

**Liverpool**  
No.4 St Paul's Square  
Old Hall Street  
Liverpool L3 9SJ

**Manchester**  
Norfolk House  
7 Norfolk Street  
Manchester M2 1DW

**Newcastle**  
Central Square  
Forth Street  
Newcastle upon Tyne  
NE1 3PJ

Published by GVA - 10 Stratton Street, London W1J 8JR  
©2014 Copyright GVA

GVA is the trading name of GVA Grimley Limited and is a principal shareholder of GVA Worldwide, an independent partnership of property advisers operating globally [gva.com](http://gva.com)