

INVESTMENT FOR SALE

3 RETAIL UNITS LET TO
OPTIMAX CLINICS LIMITED

Lambert
Smith
Hampton



24-25 HIGH STREET | MAIDSTONE | ME14 1JF |

108A FRIAR STREET | READING | RG1 1EP |

147-157 THE HEADROW | LEEDS | LS1 5RB |



INVESTMENT SUMMARY

3 RETAIL UNITS LET TO OPTIMAX CLINICS LIMITED

- ✓ Opportunity to acquire a portfolio of three retail units let to Optimax Clinics Limited (Company Number: 07200452)
- ✓ Co-terminus 15 year leases commencing 25 June 2024 and expiring 24 June 2039
- ✓ WAULT To Expiry: 12.8 years
- ✓ The leases are subject to Tenant only break options on 24th June 2029 and 24th June 2034 (subject to six months' prior written notice)
- ✓ The Leeds and Reading tenancies benefit from the security of tenure provisions of the Landlord & Tenant Act 1954.
The Maidstone tenancy does not benefit from security of tenure.
- ✓ Total Current Passing Rent: **£179,050 per annum**
- ✓ All three leases have three-yearly upward only CPI linked rent reviews, capped at 15% per review

24-25 HIGH STREET | MAIDSTONE | ME14 1JF |
108A FRIAR STREET | READING | RG1 1EP |
147-157 THE HEADROW | LEEDS | LS1 5RB |



GROUND FLOOR | 24-25 HIGH STREET | MAIDSTONE | ME14 1JF |



LOCATION

The property is situated in the prime retail pitch of Maidstone town centre and occupies a prominent position on the town's principal shopping thoroughfare. The property benefits from strong pedestrian footfall and excellent visibility, with nearby occupiers including a mix of national retailers, restaurants, banks, and leisure operators. The property is within walking distance of Maidstone East, Maidstone West, and Maidstone Barracks railway stations, providing services to London and the wider South East. Road communications are excellent via Junctions 6 and 7 of the M20 motorway, offering convenient access to London, the M25, Ashford, and the Channel Tunnel.

SIZE

225.10 SQ M (2,423 Sq Ft).

TENURE

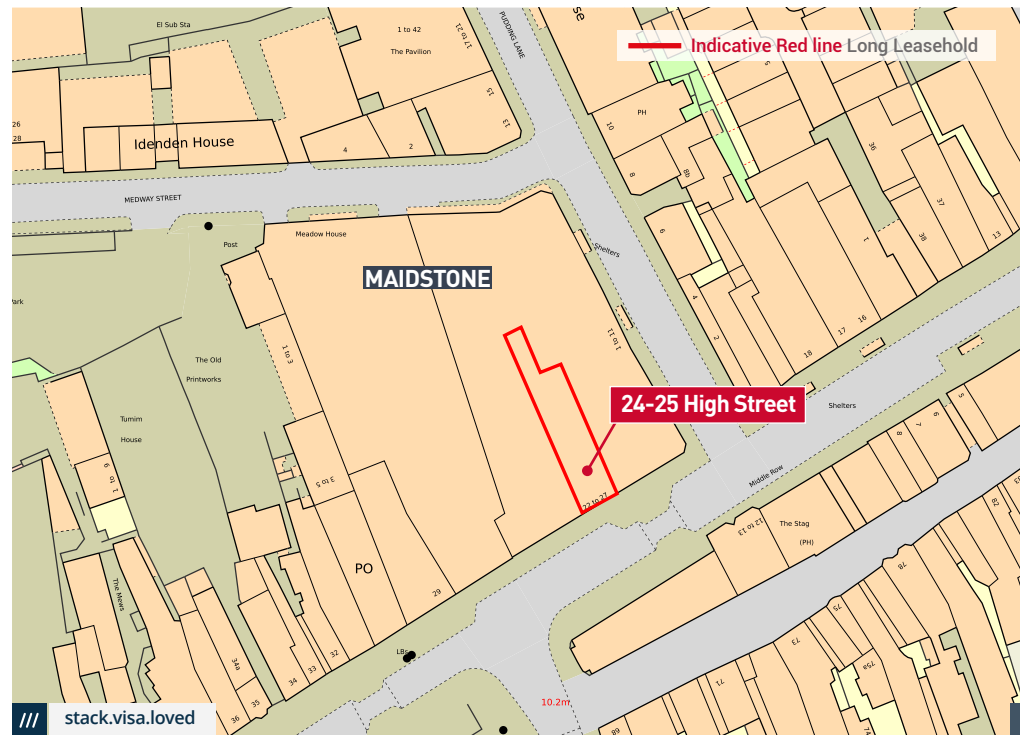
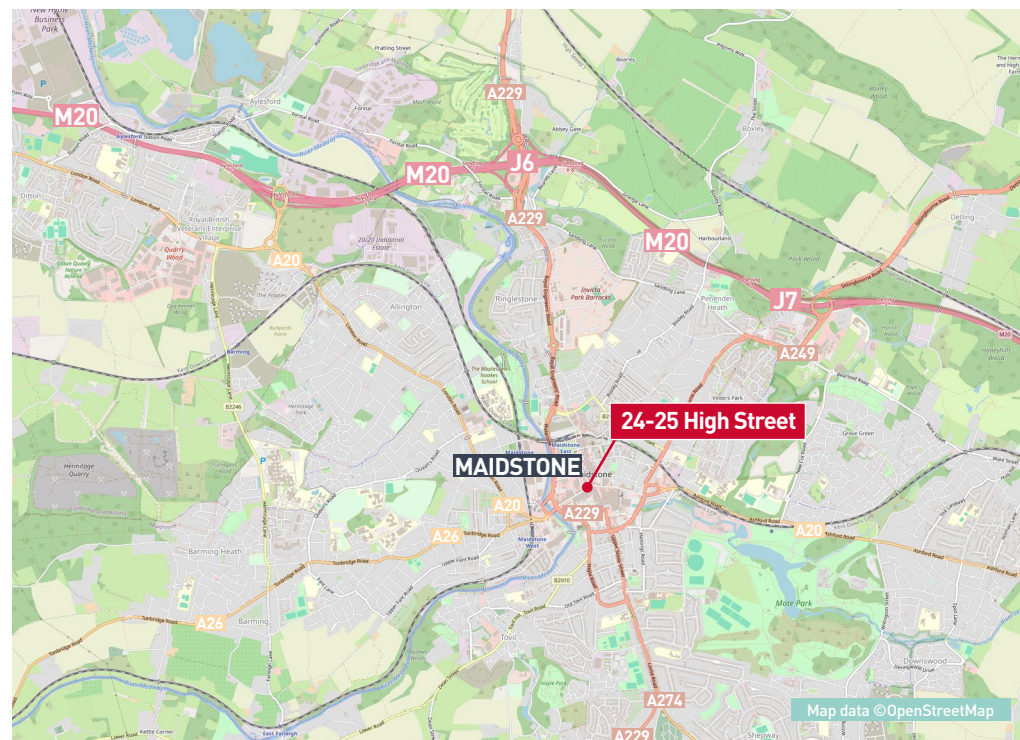
Long Leasehold – 125 years from 6th December 2010 at an annual rent of £125.00 per annum. Title Number K977709.

LEASE TERMS:

15 year underlease to **Optimax Clinics Limited** from 25 June 2024 expiring 24 June 2039 at a passing rent of **£53,800 per annum** excl. VAT. The lease is subject to Tenant only breaks at 24th June 2029 and 2034 and three-yearly upward only CPI linked rent reviews, capped at 15% per review and are subject to 6 months' written notice. The lease does not benefit from the Security of Tenure provisions of the Landlord & Tenant Act 1954.

EPC

E118 valid to 4th March 2034.





108A FRIAR STREET | READING | RG1 1EP |



LOCATION

The property comprises a ground and first floor commercial unit located on Friar Street in the centre of Reading. The property is located approximately 0.2 miles west of Reading Railway Station, which provides direct services to London Paddington, the Elizabeth Line, and the wider Thames Valley. The location benefits from excellent public transport connectivity, strong pedestrian footfall, and proximity to The Oracle Shopping Centre, Broad Street retail core, and Reading's established office district. Road communications are excellent, with quick access to the A329(M), M4 motorway (Junctions 10-12), and the wider South East motorway network.

SIZE

386.66 SQ M (4,162 Sq Ft).

TENURE

Freehold – Title Number **BK382056**.

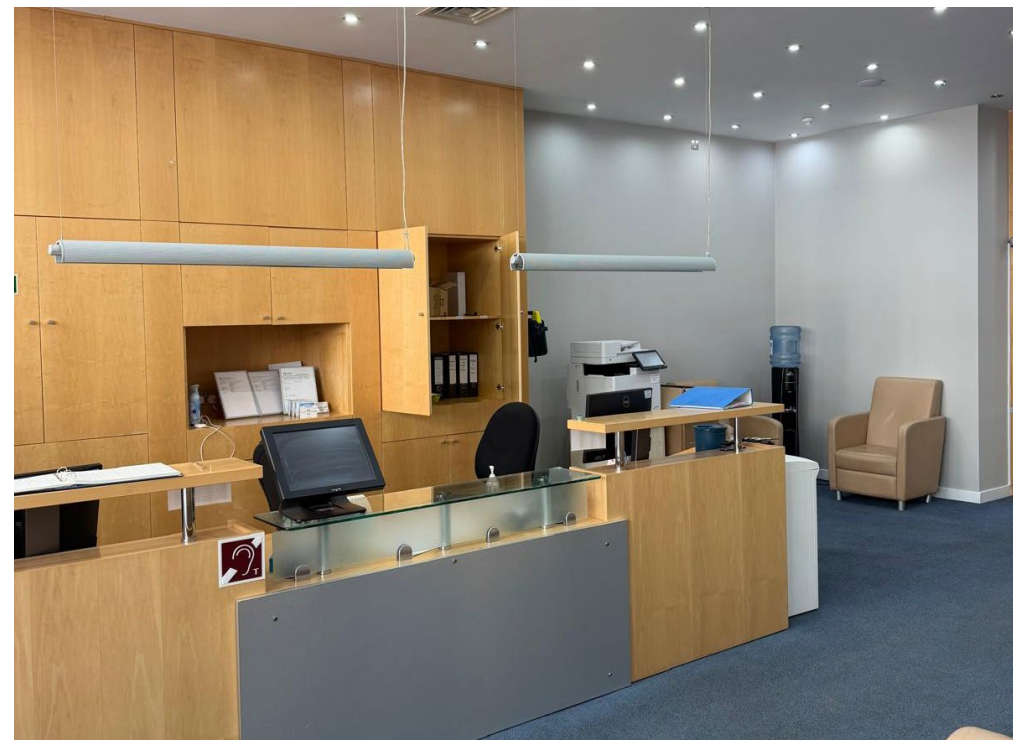
LEASE TERMS:

15 year lease to **Optimax Clinics Limited** from 25 June 2024 expiring 24 June 2039 at a passing rent of **£68,750 per annum** excl. VAT. The lease is subject to Tenant only breaks at 24th June 2029 and 2034 and three-yearly upward only CPI linked rent reviews, capped at 15% per review and subject to 6 months' written notice. The tenancies benefit from the security of tenure provisions of the Landlord & Tenant Act 1954.

EPC

B50 valid to 28 February 2034.





GROUND FLOOR | 147-157 THE HEADROW | LEEDS | LS1 5RB | OPTIMAX

LOCATION

Situated in a prominent position on The Headrow, one of Leeds city centre's principal commercial and retail thoroughfares, the ground floor property benefits from high levels of pedestrian footfall and excellent visibility. The Headrow forms part of the city's prime retail and business district, linking key retail destinations including Trinity Leeds, The Core, and Victoria Leeds. The property benefits from excellent transport connectivity, being within easy walking distance of Leeds Railway Station, which provides direct services to London, Manchester, Birmingham, Edinburgh, and other major UK cities. Road access is strong via the A58(M), A64(M), M1, and M62 motorways.

SIZE

259.69 SQ M (2,795 Sq Ft).

TENURE

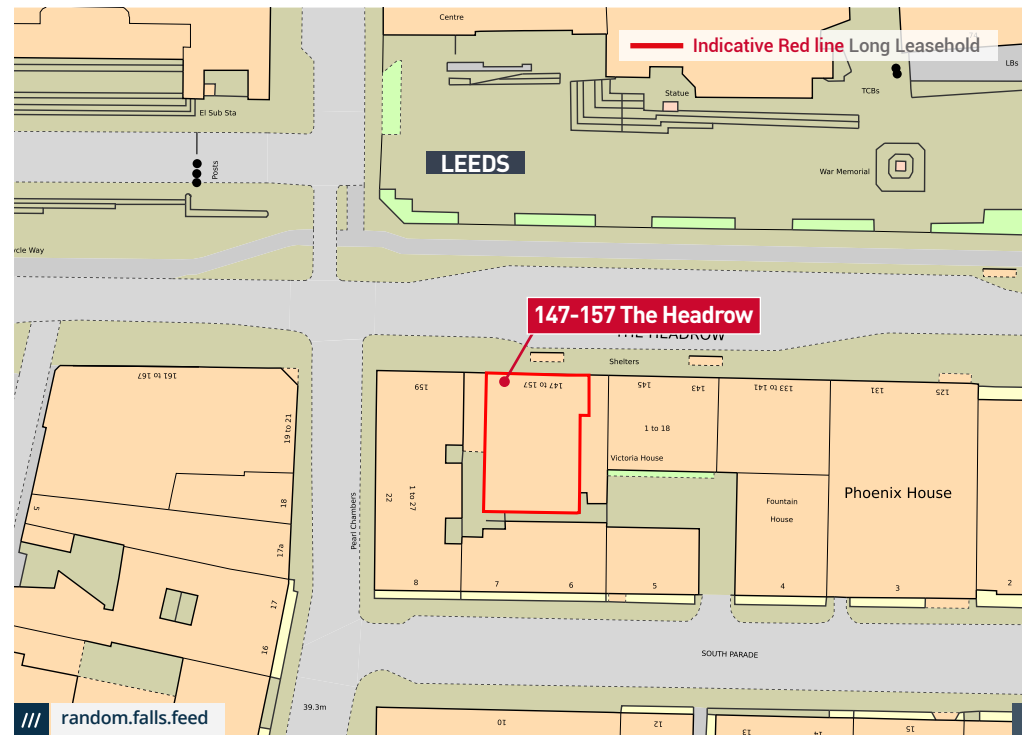
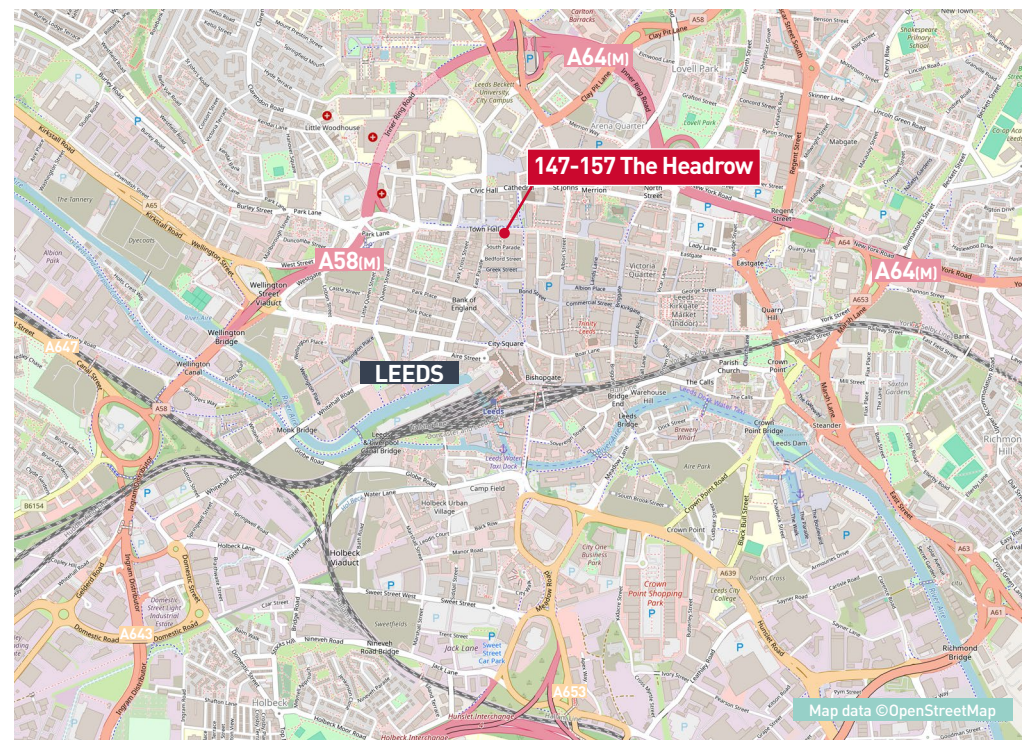
Long Leasehold – 150 years from 18th December 2019 at a peppercorn rent. Title Number YY134566.

LEASE TERMS:

15 years underlease to **Optimax Clinics Limited** from 25 June 2024 expiring 24 June 2039 at a passing rent of **£56,500 per annum** excl. VAT. The lease is subject to Tenant only breaks at 24th June 2029 and 2034 and three-yearly upward only CPI linked rent reviews, capped at 15% per review and subject to 6 months' written notice. The tenancies benefit from the security of tenure provisions of the Landlord & Tenant Act 1954.

EPC

B38 valid to 1st March 2034.





INVESTMENT FOR SALE

3 RETAIL UNITS LET TO OPTIMAX CLINICS LIMITED



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent. Please contact:

Adam Robson

E: aarobson@lsh.co.uk

M: **07990 527356**

Jacob Jolly

E: jjolly@lsh.co.uk

M: **07889 429677**

**Lambert
Smith
Hampton**

[lsh.co.uk](https://www.lsh.co.uk)

Lambert Smith Hampton

4th Floor - Windmill Green,
24 Mount Street,
Manchester, M2 3NN

Office: +44(0) 161 228 6411

DATA ROOM

Access can be provided upon request.

MEASUREMENTS

The floor areas have been provided by the vendor and are assumed to be on a Net Internal Area basis:

Property	SQ M	SQ FT
Ground Floor, 24-25 High Street, Maidstone, ME14 1JF	225.10	2,423
108A Friar Street, Reading, RG1 1EP	386.66	4,162
Ground Floor, 147 – 157 The Headrow, Leeds, LS1 5RB	259.69	2,795

BUSINESS RATES

We would advise interested parties to make their own enquiries with the **VOA**.

VAT

VAT will be payable.

ANTI-MONEY LAUNDERING

All bidders will be required to provide AML information in accordance with HMRC regulations, prior to submitting an offer.

LEGAL COSTS

Each party to bear their own legal costs incurred on the transaction.

PRICE

Seeking offers in excess of **£2,000,000 (Two Million Pounds)** for the **freehold and leasehold interests**, subject to contract and exclusive of VAT. A purchase at this level would reflect a **Net Initial Yield of 8.42%**, after allowing for standard purchaser's costs.

SUBJECT TO CONTRACT

