

PRESTIGIOUS CAR DEALERSHIP INVESTMENT

10+ YEARS UNEXPIRED, FIXED RENTAL UPLIFTS, SECURITY FROM RYBROOK,
A SYTNER GROUP COMPANY

RYLAND SPECIALIST CARS BIRMINGHAM

STRATFORD ROAD, HOCKLEY HEATH

SOLIHULL B94 5NH





INVESTMENT SUMMARY

- Strategic location within one of the most affluent areas of the UK
- Prestigious car dealership developed in 2011
- Substantial property totalling **14,726 sq ft**
- Let to **Rycliff Cars Limited** with a guarantee from **Rybrook Automotive Ltd** and an AGA from **Rybrook Ltd**, until 27 November 2036
- Both Rybrook Automotive Ltd and Rybrook Ltd are wholly owned subsidiaries of **Sytner Group Ltd**
- Five yearly upward only rent reviews fixed to **2.5% per annum** compounded
- **Freehold**

Current Income: **£356,336 per annum**

Price: **£4,775,000** subject to contract and exclusive of VAT

Net Initial Yield: **7%** with a guaranteed reversion to **9%**

FORECAST YIELD PROFILE:

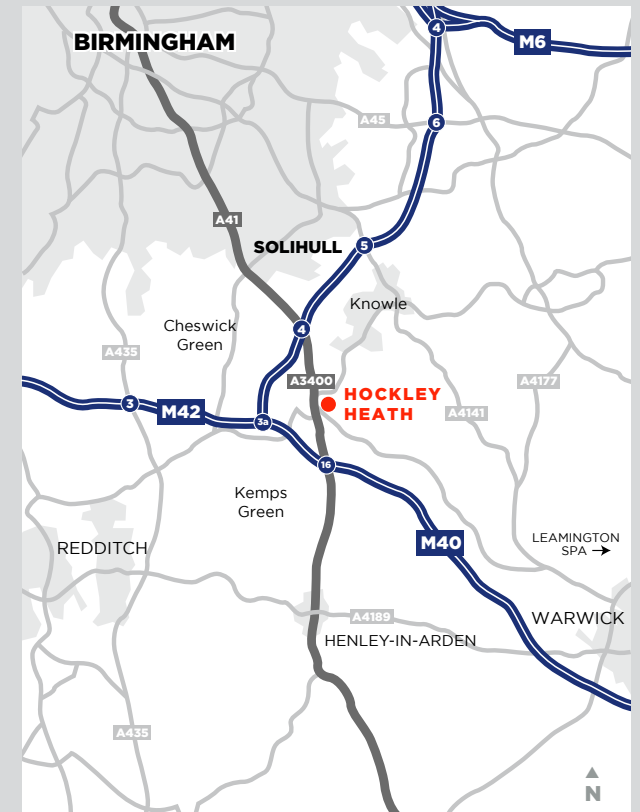
Current:	£356,336 pa	7.0%
2028:	£403,162 pa	7.9%
2033:	£456,140 pa	9.0%

LOCATION

Solihull is one of the most desirable residential locations in the West Midlands, located around 10 miles south-east of Birmingham City Centre.

The town had a population of 123,187 as at the 2011 Census, with a population of 214,909 within the wider Borough.

Hockley Heath, an affluent suburb within the Borough of Solihull, is positioned approximately two miles south of Junction 4 of the M42 Motorway and one mile north of Junction 16 of the M40 Motorway, providing access to the M1, M5 and M6 Motorways.



For Indicative purposes only.

SITUATION

The property is prominently positioned at the junction of Stratford Road (A34) and Old Warwick Road in the centre of Hockley Heath.

Stratford Road leads directly to Junction 4 of the M42 Motorway, two miles to the north, and Junction 16 of the M40 Motorway, one mile to the south.



DESCRIPTION

Ryland Specialist Cars Birmingham is the pre-eminent, established new and used luxury car dealership in the Midlands, with a loyal and growing customer base across the UK and Europe.

The property comprises a modern, purpose-built car showroom constructed in July 2011 which provides superb showroom space for brands including McLaren, Rolls-Royce, Ferrari, Bentley, Aston Martin and Porsche.

The ground and first floors comprise showroom and ancillary accommodation.

Externally there are 34 car parking spaces including 14 display spaces.



BENTLEY



FERRARI



ASTON MARTIN



PORSCHE

TENANCY

The property is let in its entirety on a FRI lease to **Rycliff Cars Limited** for a term from 6 June 2011 until **27 November 2036**, with a guarantee from **Rybrook Automotive Limited** and an AGA from **Rybrook Limited**.

Both Rybrook Automotive Ltd and Rybrook Ltd are wholly owned subsidiaries of **Sytner Group Ltd**.

The current rent of **£356,336 per annum** is subject to upwards only rent reviews fixed to 2.5% per annum compounded.

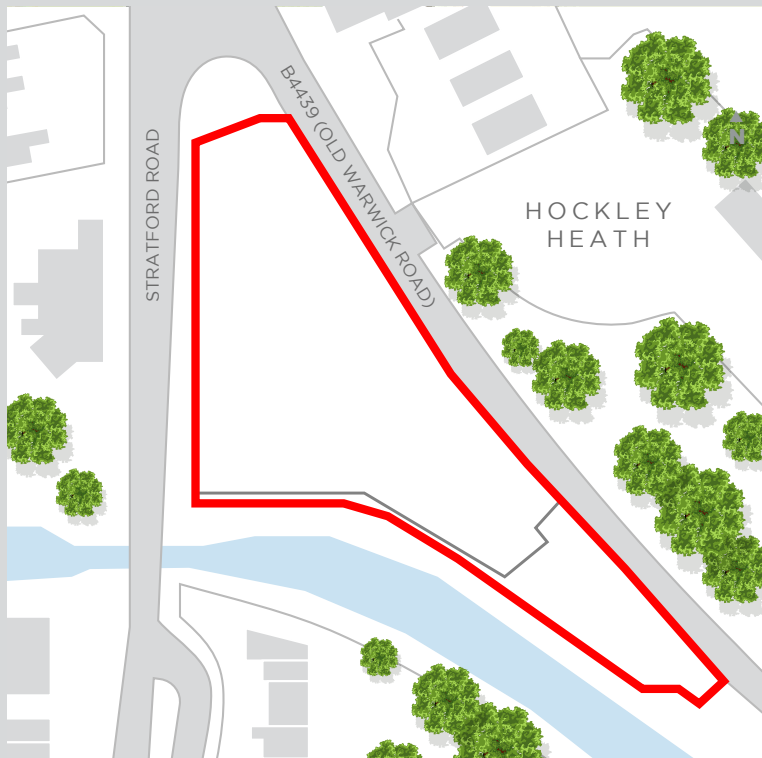
The next rent review is on 27 November 2028, when the rent will increase to a guaranteed £403,162 per annum, with a further rental uplift on 27 November 2033 to £456,140 per annum.

SITE

0.32 hectares (0.79 acres).

TENURE

Freehold.



ACCOMMODATION

The property comprises a total approximate gross internal floor area of 14,716 sq ft, as follows:

FLOOR	USE	AREA SQ FT
Ground Floor	Showroom	6,229
Ground Floor	Ancillary	1,841
First Floor	Showroom	5,771
First Floor	Ancillary	885
34 Car Parking Spaces		
Total		14,716



THE CAR DEALERSHIP MARKET

The car dealership market is returning to its long-term pattern, with strengthening consumer demand and improving stock flow.

The Society of Motor Manufacturers and Traders (SMMT) reported new car registrations rising 3.5% to 2,020,520 units in 2025, the strongest annual total since 2019.

In addition, there were 7.3 million used car sales during 2025, an increase on 2024 figures.

Car dealerships offer investors an opportunity to acquire attractive, modern investments secured to strong tenants with appealing unexpired lease terms and rental indexation, with their values underpinned by potential alternative uses.

COVENANT INFORMATION

Founded in 1937, Ryland Group (formerly Rybrook) is one of the leading prestige car dealerships in the UK.

Ryland offers vehicles from Bentley, Lamborghini, Land Rover, Lotus, Maserati, McLaren, Pininfarina, Porsche and Rolls-Royce, in addition to premium used vehicles through Ryland Specialist Cars Birmingham.

RYLAND DEALERSHIPS INCLUDE:

- Ryland Automobili Pininfarina, Lotus, McLaren, Rolls Royce & Specialist Cars, Birmingham
- Ryland Bentley, Lamborghini, Lotus & Maserati, Bristol
- Ryland Porsche, Exeter
- Ryland Bentley & Porsche, High Wycombe
- Ryland Land Rover, Stoke

The most recent accounts for **Rycliff Cars Limited** for the year to 31 December 2024 show a turnover of approximately £157.4 million (2023: £59.0 million) and a gross profit of approximately £18.3 million (2023: £6.7 million).

Sytner is the UK's largest car dealership group and is part of Penske Automotive Group (PAG), who have revenues of around \$43 billion, operate from over 3,300 locations and employ more than 73,000 people.

The most recent accounts for **Sytner Group Ltd** for the year to 31 December 2024 show a turnover of approximately £7.3 billion and a gross profit of approximately £1.1 billion.

Full accounts are available.



ANTI-MONEY LAUNDERING

In order to comply with Anti Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

EPC

Energy performance certificates are available upon request.

VAT

The property is elected for VAT purposes. It is anticipated that the sale will be treated as a transfer of a going concern (TOGC).



PROPOSAL

We have been instructed to seek offers of **£4,775,000**, subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of **7%**, assuming standard purchaser's costs.

The fixed increases within the leases will provide the following yield profile:

Current:	£356,336 pa	7.0%
2028:	£403,162 pa	7.9%
2033:	£456,140 pa	9.0%

FURTHER INFORMATION



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