

RETAIL WAREHOUSE PORTFOLIO

ADJOINING B&QS



WASHINGTON
ARMSTRONG RETAIL PARK



OFFERS IN EXCESS OF
£1,938,000 / 8.50 NIY



HALIFAX
VICTORIA RETAIL PARK



OFFERS IN EXCESS OF
£2,462,000 / 8.50 NIY



WREXHAM
BERSE ROAD RETAIL PARK



OFFERS IN EXCESS OF
£2,801,000 / 7.75 NIY



EXECUTIVE SUMMARY

- Diverse 3 asset retail warehouse portfolio
- Low average rental rate of £9.55 per sq ft
- Portfolio WAULT to lease expiry of 6.3 years (5.7 years to break)
- 2 x virtual freehold properties at peppercorn rent and 1 x freehold property
- Provable reversion at Wrexham based on recent Dreams letting
- All units possess EPC 'C' rating or better, making them compliant with the October 2030 deadline
- Blended 8.21% NIY provides a capital value of £109.00 per sq ft.
- The properties are available on an individual basis with specific pricing detailed in the respective marketing brochures



TENANCY SCHEDULE

PROPERTY	AREA GIA (SQ FT)	WAULT TO LE (YEARS)	RENT (PER ANNUM)	NIY	CAPITAL VALUE	CAPITAL VALUE (PER SQ FT)	COMMENTS
Washington Armstrong RP	15,025	6.2	£175,000	8.50%	£1,938,000	£128.99	LLH. 999 years from 2016. Peppercorn.
Wrexham Berse Road RP	25,747	5.8	£232,291	7.75%	£2,801,000	£108.79	FH.
Halifax Victoria RP	25,176	5.2	£222,620	8.50%	£2,462,000	£97.79	LLH. 999 years from 2016. Peppercorn.
TOTALS	65,948	6.3	£629,911	8.21%	£7,201,000	£109/19	

PROPOSAL

OFFERS IN EXCESS OF **£7,201,000**
(Seven Million, Two Hundred and One Thousand Pounds).

8.21%	Net Initial Yield
8.30%	April 2028 running yield based on Wrexham fixed uplift
8.46%	June 2029 reversionary yield based on recent evidence

Pricing based on blended purchasers' costs of 6.59%
Offers subject to contract & subject to VAT

ENQUIRIES



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