



FREEHOLD MOTOR DEALERSHIP INVESTMENT

PEUGEOT AND CITROËN, NEWPORT

Newport Retail Park, Seven Stiles Avenue, Newport NP19 4QR

L A T I T U D E
REAL ESTATE

Investment Summary

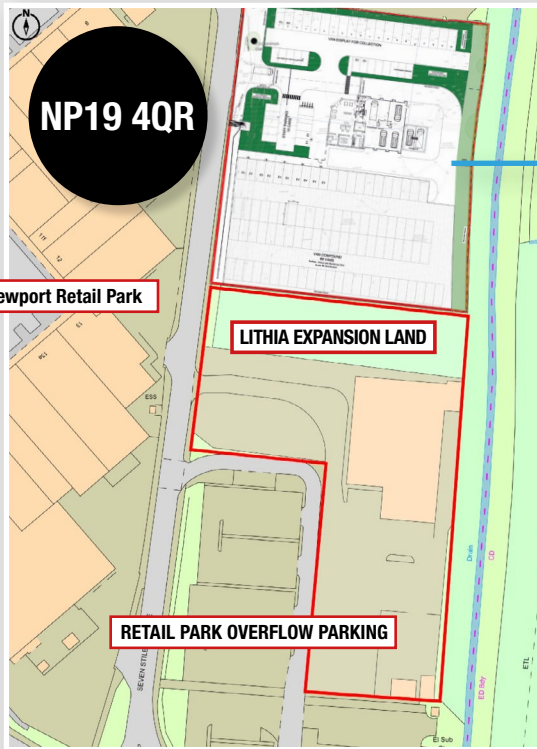
- ✓ Prime Freehold Investment Opportunity.
- ✓ Located adjacent to the largest Retail Park in Newport.
- ✓ Recently completed 10-year FRI lease lease to Pendragon Property Holdings Limited, a subsidiary of Lithia, the UK's second largest motor dealership group.
- ✓ 17,496 sq. ft. on a site of 2.1 acres.
- ✓ Newly acquired expansion land of 0.5 acres for additional display spaces.
- ✓ Low rental of £200,000 p.a., reflecting only £11.43 psf (including expansion land).
- ✓ Five-yearly upward-only rent reviews linked to CPI, subject to a collar of 2% and cap of 4% per annum compounded.

Proposal

We are instructed to seek offers in excess of £2,500,000 (Two Million and Five Hundred Thousand Pounds) subject to contract and exclusive of VAT.

A purchase price at this level reflects a Net Initial Yield of 7.52%, assuming purchaser's costs of 6.38%.





The neighbouring land to the immediate north of the property has been acquired by Days Rental, which has secured planning for a new car rental unit to include a showroom, vehicular storage and maintenance with anticipated practical completion of Q3 2026.

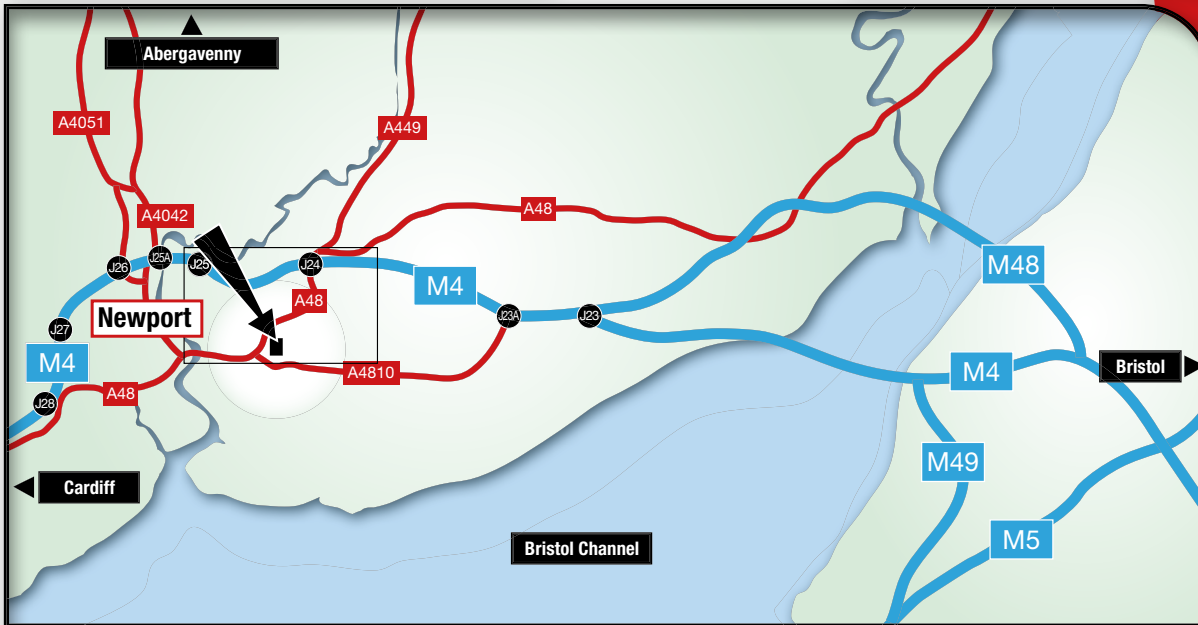


Location


The property is prominently located fronting Seven Stiles Avenue, forming part of Newport Retail Park. Newport has a residential population of circa 160,000 (census) and is located 12 miles north east of Cardiff.

The property benefits from excellent transport links, with Newport Retail Park being located just off the A48, which leads northwards to Junction 24 of the M4 motorway and westwards into Newport City Centre.

The surrounding area is commercial in nature with a cluster of motor dealership representation including Hyundai, Vauxhall, Ford, Mazda and Motorpoint. Predominantly national occupiers situated on Newport Retail Park including Tesco, Cineworld, JD Gyms, Matalan, Asda Living, Boots, Marks & Spencer, Costa and Nando's, among other leisure and car showroom operators.



Travel Times

LOCATION	MILES 	TRAVEL TIME IN MINUTES
Bristol	29.2	43
Bath	41.8	63
Gloucester	51.2	63
Swansea	51.2	72
Cheltenham	54.3	66
Birmingham	103	118



Description

The property comprises a modern vehicle dealership of steel portal frame construction with profiled cladding and glazed showroom elevations. The accommodation is well presented throughout, benefiting from air conditioning within the showroom and offices, and suspended heating within the workshop.

The showroom areas provide capacity for approximately 17 vehicles, with the workshop comprising 11 work bays accessed via three up-and-over doors to the rear.

The property has been refurbished within the last six years and is fitted in accordance with the current corporate standards of the Peugeot and Citroën brands.

The demised area has recently been extended by an additional 0.5 acres, which is intended to be surfaced and used for additional vehicle display and parking.



Site Area

The property occupies a site of approximately 0.85 hectare (2.1 acres).

Tenure

The property is held under Freehold Title Number CYM188005.

Floor Areas

Peugeot & Citroën, Newport

	SQ M	SQ FT
Ground Floor		
Showroom	541.0	5,823
Office	139.4	1,501
Ancillary	76.5	824
Workshop	618.7	6,660
Valet	76.8	827
Sub Total	1,452.4	15,634
First Floor		
Office	62.1	668
Ancillary	110.9	1,194
Sub Total	173.0	1,862
Total	1,625.4	17,496

Vehicle Space Count

Display	80
Customer	16
Workshop	43
Expansion Land (to be surfaced)	est.100
Total	239

Tenancy

The property is let to Pendragon Property Holdings Limited on a full repairing and insuring basis until May 2036, providing a term certain of ten years.

The passing rent is £200,000 per annum, which is subject to five-yearly CPI rent reviews, at a collar of 2% and a cap of 4% per annum compounded.

Tenant Covenant

Pendragon Property Holdings Limited

As of May 2026, Lithia, through its subsidiary Pendragon Property Holdings Limited (PPHL), acquired the trading business at the subject property, which had previously been operated by Stellantis & You.

PPHL is a wholly owned subsidiary of Lithia UK Holdings Limited, the second largest auto retailer in the UK, with a turnover of £6.7 billion (2025) and 186 outlets (2025).

PPHL holds a substantial amount of the Lithia UK property portfolio, comprising both leasehold and freehold property assets. As per the most recent Directors Report, Lithia UK Holdings Limited has committed to provide financial support to enable PPHL to fully meet its obligations as they fall due.

PPHL holds over 50% of the Group's commercial properties.

The ultimate parent company, Lithia Motors Inc. is listed on the New York Stock Exchange, with a current market cap of \$5.74 billion, as of April 2026.





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VAT

The property is elected for VAT and it is anticipated the sale will be treated as a TOGC.

EPC

The property's current energy efficiency rating is C65.

AML

The purchaser will be required to provide AML information ahead of exchange of contracts including details of corporate structure, beneficial ownership and source of funding.

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