

Grantham – 40/41 St. Peters Hill, Lincolnshire NG31 6QF  
Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# Grantham – 40/41 St. Peters Hill, Lincolnshire NG31 6QF

## Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £350,000
- Gross Initial Yield: 8.00%
- Rental Income: £28,000 p.a.
- VAT is NOT applicable to this property
- Comprises two-storey retail premises t/a Savers. Tenant in occupation for 20+ years.
- Situated at the junction of St Peters Hill and the High Street and forms part of the principal retail amenity of Grantham, which in turn is one of the principal towns in South Lincolnshire. Nearby occupiers include Boots, Superdrug, B&M and Clarks.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 40-41 (Ground & First Floor)	Ground Floor: Open plan retail, storage, ancillary, First Floor: Office, staff rooms, kitchen, storage, wc	Savers Health and Beauty Limited	5 Years from 23 June 2023	£28,000	Note 1: FRI Note 2: Tenant break option in 2026 NOT exercised. Tenant benefits from 3 months rent free in exchange for not exercising the 2026 break clause. The rent free is for the period 24.06.26 to 28.09.26. The vendor would top up rent (~£7,350) so the buyer receives the equivalent to £28,000 p.a. from sale completion Note 3: Tenant in occupation for 20+ years

\*For the year end December 2023, Savers Health and Beauty Ltd reported a turnover of £754,8M, pre-tax profit of £61,2M, shareholders funds of £142,1M and a net worth of £66,5M

Total £28,000

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### Property Description:

Comprises two-storey retail premises t/a Savers. The property benefits from rear exit and provides the following accommodation and dimensions:

Ground Floor: Open plan retail, storage, ancillary,  
First Floor: Office, staff rooms, kitchen, storage, wc

Total GIA: 243 sq m (2,618 sq ft)

### Tenancy:

The property is at present let to Savers Health and Beauty Limited\* for a term of 5 Years from 23<sup>rd</sup> June 2023 at a current rent of £28,000 p.a. and the lease contains full repairing and insuring covenants. Tenant break option in 2026 NOT exercised. Tenant benefits from 3 months rent free in exchange for not exercising the 2026 break clause. The rent-free is for the period 24.06.26 to 28.09.26. The vendor would top up rent (~£7,350) so the buyer receives the equivalent to £28,000 p.a. from sale completion Tenant in occupation for 20+ years.

*\*For the year end December 2023, Savers Health and Beauty Ltd reported a turnover of £754,8M, pre-tax profit of £61,2M, shareholders funds of £142,1M and a net worth of £66,5M. (Source: Experian)*



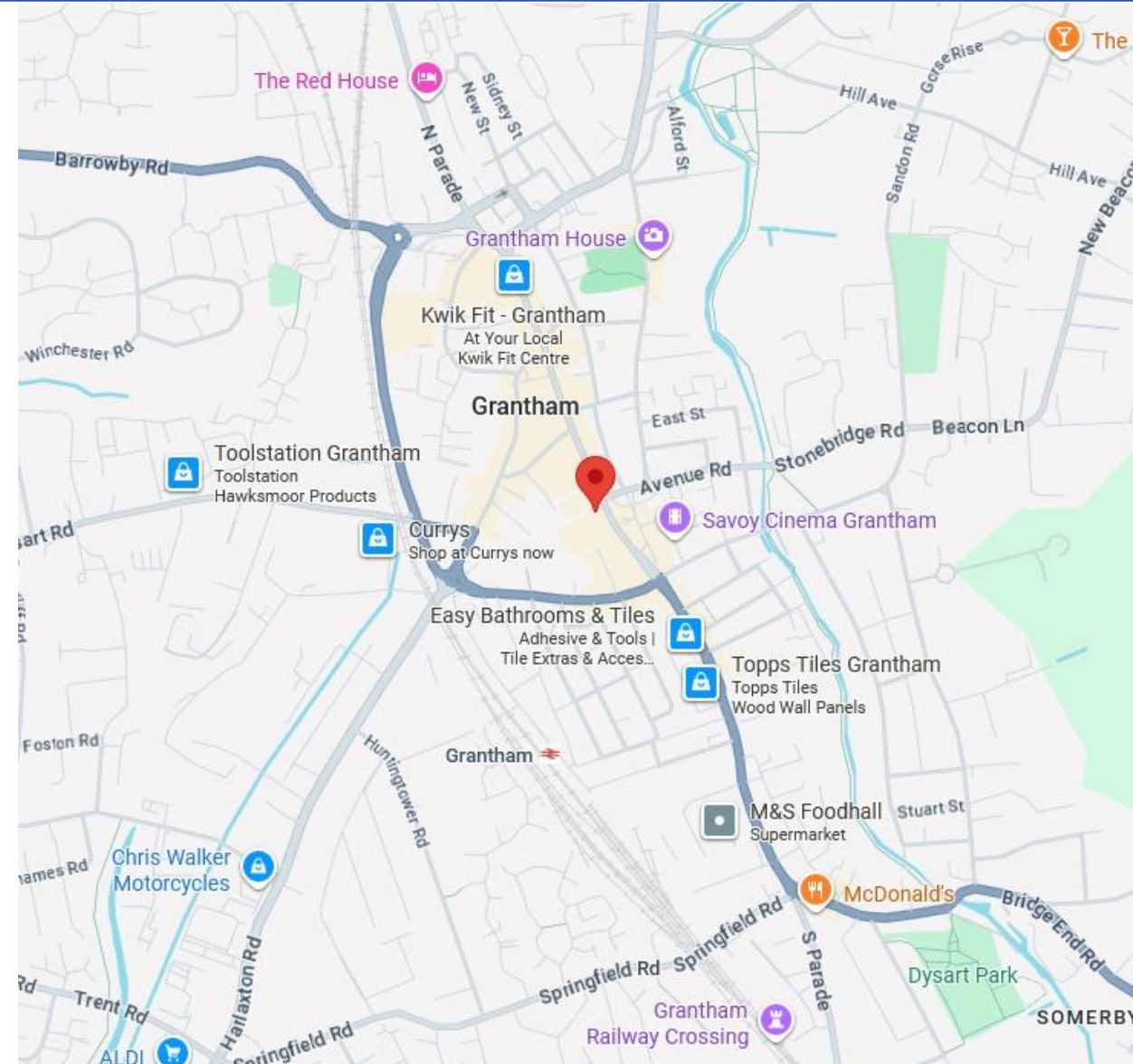
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### Location:

Grantham is a market and industrial town in the South Kesteven district of Lincolnshire. The A1 is within a 10-minute drive to the west. Grantham rail station affords regular services to London Kings Cross with an average journey time of 1h 15m. The property sits at the junction of St Peters Hill and the High Street and forms part of the principal retail amenity of Grantham, which in turn is one of the principal towns in South Lincolnshire. Nearby occupiers include Boots, Superdrug, B&M and Clarks.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

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