

South Shields

72 – 80 King Street, South Shields, NE33 1JE

INVESTMENT



High Street Retail Investment

Investment Summary

- Fully let High street investment in a prime trading location South Shields
- Prominently situated on King Street, the prime pedestrianised retailing pitch close to New Look, Boots and B&M.
- 73 % let to Superdrug Plc and Select with a WAULT of 6.55 years to expiry and 5.59 years to break.
- Clear modern floorplates
- Total annual income of £157,100 off rebased rents of £45 - £52 psf zone A with rear and GF space let off very low rents of £2.05 and £4.05 psf respectively.

We are instructed to seek offers of **£2,000,000** subject to contract and exclusive of VAT for the freehold interest in the property. A purchase at this level would reflect a net initial yield of **8.84%** after deducting purchaser's costs of 5.8%

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Location

South Shields is located 11 miles east of Newcastle upon Tyne and 7 miles north of Sunderland. The town is well connected to the main arterial routes with the A19 located approximately 4 miles to the west accessed via the A194. The town benefits from excellent local connections, the Metro rail network links South Shields to Newcastle city centre and Sunderland whilst wider transport links such as Newcastle International Airport operates daily scheduled flights to both national and International locations and Newcastle Station connecting the city to the East Coast mainline and wider rail network.

Situation

The property is located the north side of King Street, the prime retailing core of South Shields. The unit occupies a prominent corner location on the prime section of the pedestrianised pitch opposite the main thoroughfare to the bus station Waterloo Square. Notable surrounding occupiers include B&M, Boots, Burton and New Look. One of the town centre's principal car parks is situated immediately to the rear of the property.

Description

The property comprises a three storey building of modern frame construction with brick cladding providing two retail units at ground floor level, let to Superdrug who occupy unit 1 and unit 2 by Select Fashion, which benefits from return frontage to North Street. Franks Factory Flooring occupy the first floor, accessed via escalator off King Street with ground floor servicing to the rear and Restaurante Bravi occupy the ground floor and basement level off North Street.

Accommodation

The units have been measured in accordance with the RICS Code of Measuring Practice. Measurements have been set out in the schedule below.

Tenure

Freehold.



Unit	Tenant	Area		Start	Expiry (Break)	Term	Rent (psf)	Rent Review	
		Sq m	Sq ft						
1	Superdrug Stores Plc	GF ITZA	129.84	1,398	25.3.2010	24.3.2020	10 years	£85,450 (£52.31 psf ZA)	25.3.2019
		GF Stores	203.7	2,193					
		FF Storage	109.7	1,181					
2	Genus UK Limited t/a Select	GF ITZA	109.84	1,182	21.11.2014	20.11.2024 (20.11.2019)	10 years	£60,000 (45.59 psf ZA)	21.11.2019
		FF Storage	94.70	1,019					
FF	GB Flooring (North East) Ltd t/a Franks Factory Flooring	Sales	447	5,135	11.4.2011	10.7.2016	5 years 3 months	£22,500 (£2.05 psf)	
		Storage	540.96	5,823					
5	Panitalia Ltd	Restaurant	438.62	4,721	22.2.2007	21.2.2031	25 years	£19,150 (£4.05 psf)	22.2.2017, 2022 & 2027
							£187,100		

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Tenant covenant information

Genus UK Limited t/a Select

Company No 05896509

	31.5.14	1.6.13	2.6.12
Turnover	£70,794,469	£58,706,780	£54,267,800
Pre-tax Profit	£801,024	£584,476	-£1,938,340
Shareholder's Funds	£2,755,161	£1,954,139	-£5,594,337

Genus UK Ltd t/a Select is a Ladies fashion retailer trading from over 154 UK stores. Select was launched in the early 1980's and was bought by a Turkish investor in 2008 creating Genus UK Ltd.

Superdrug Stores Plc

Company No: 00807043

	28.12.13	29.12.12	31.12.11
Turnover	£1,010,212,000	£1,021,021,000	£1,049,128,000
Pre-tax Profit	£28,982,000	-£3,977,000	£5,517,000
Shareholder's Funds	£136,507,000	£121,542,000	£138,953,000

Superdrug is the UK's second largest beauty and health retailer currently operating from over 800 stores with 200 in store pharmacies. Superdrug was founded in 1964 and was purchased by AS Watson in October 2002

GB Flooring (North East) Limited

Company No: 06756334

GB Flooring (North East) Limited is a franchise of Franks The Flooring Store, the north east's largest independent flooring store having opened their first store in 1996 on Portrack Lane Stockton . Franks now trade from more than 30 stores across the North East specialising in vast quantities of carpets, wood, vinyl, underlay and accessories.

Panitalia Ltd

Panitalia Ltd t/a Ristorante Bravi is an Italian restaurant specialising in contemporary Italian food. The lease is guaranteed by Gino Minchella.

Energy Performance Certificate (EPC)

The properties have Energy Performance Asset Ratings as follows:

C(64)

Further information is available on request.

VAT

All prices, premiums and rents etc, are quoted exclusive of VAT.

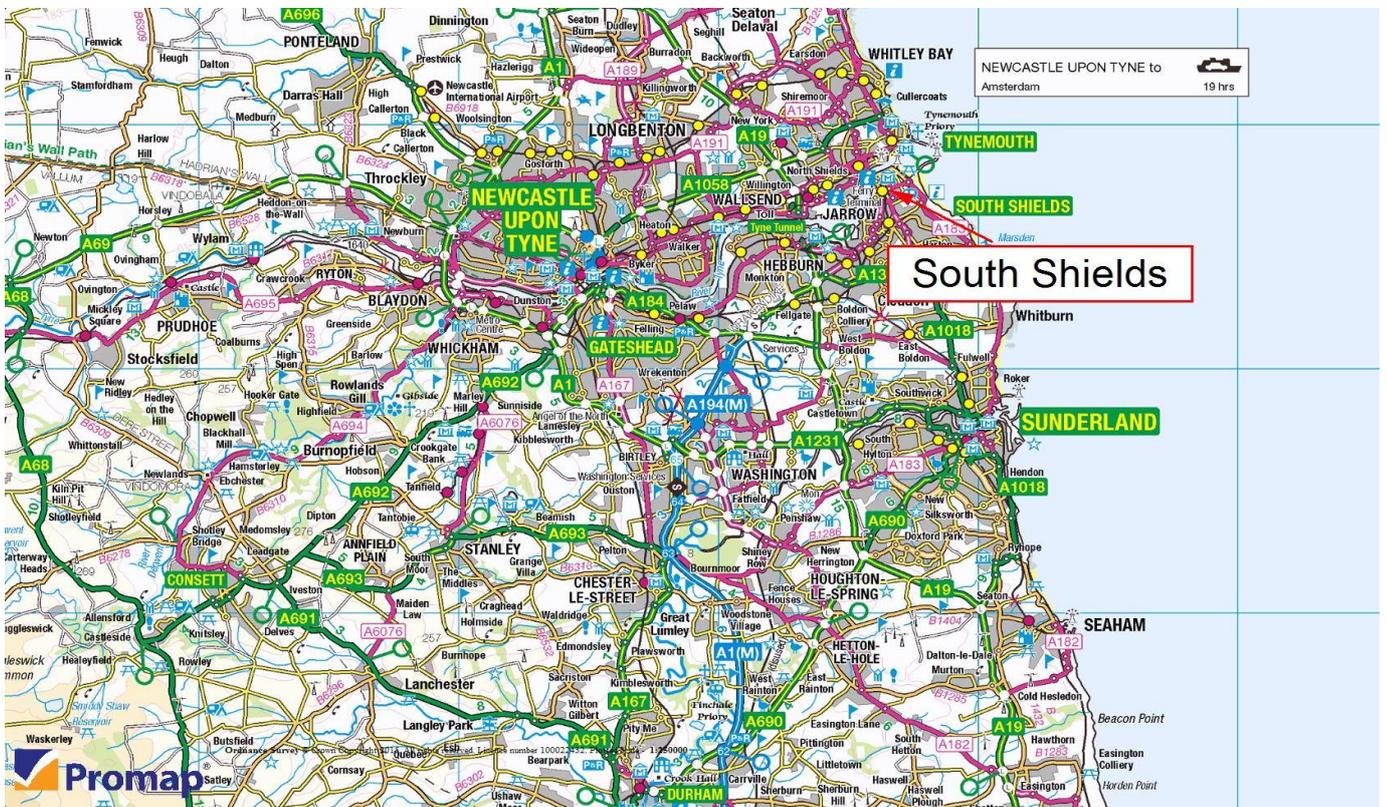
Proposal

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Particulars prepared July 2015

Important Notice

DTZ gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.