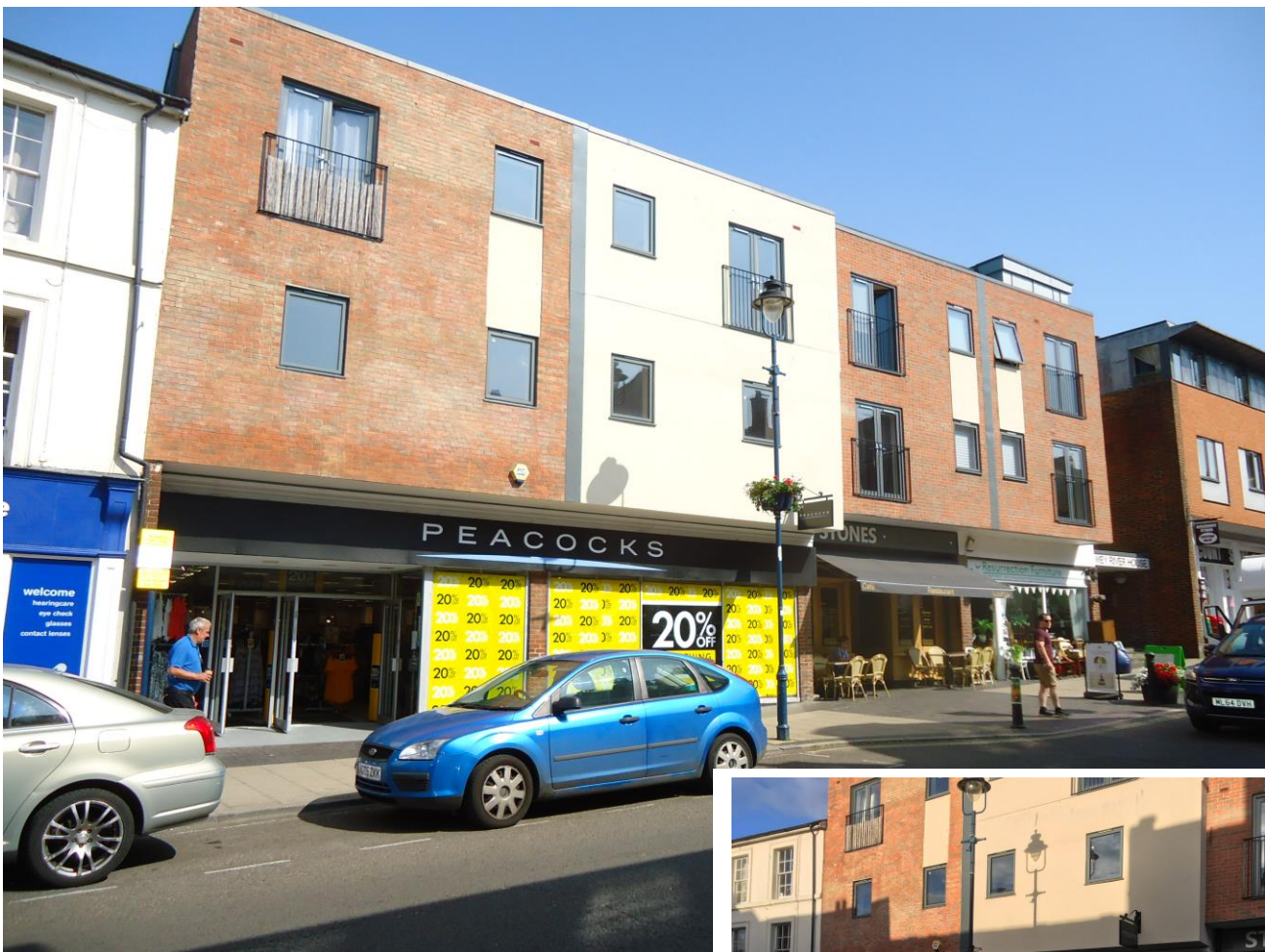


SUBSTANTIAL HIGH STREET RETAIL INVESTMENT LET TO PEACOCKS STORES LTD AND RESURRECTION TRADING INCLUDING RESIDENTIAL / COMMERCIAL GROUND RENTAL INCOME

FOR SALE FREEHOLD – Generating 8.18% NIY



Wey River House
24-28 High Street
ALTON
Hampshire
GU34 1BN

Location

Alton is a wealthy, thriving market town in East Hampshire with a population of about 20,000. It is strategically located close to the A31 and is 14 miles from Basingstoke, Guildford is 20 miles, Farnham 10 miles and Winchester 18 miles.

There are regular rail services to London (Waterloo) with a journey time of approx. 1.25 hours.

Situation

The premises are in a good trading position towards the upper end of the High Street. The town benefits from major retailers such as M & S Food, Sainsburys, Boots, Clarks Shoes, M & Co Clothing, Mountain Warehouse, to name but a few. Waitrose opened in the town in 2012 and there will be further investment into the town centre as the 12.8 acre Molson Coors Brewery site is redeveloped.

Nearby occupiers to the subject property include Costa Coffee, Subway, Cancer Research UK, Boots Opticians, Co-op, Toni & Guy and Poppins Restaurants.

Description

The property comprises a four storey mixed retail and residential development located on the High Street. The building underwent a complete modernisation and refurbishment when the present owners developed the first and second floor offices into 14 one and two bedroom apartments completed in 2015 and by adding another storey.

28 High Street is a substantial retail unit with first floor ancillary, staff welfare and WCs. Servicing is via tail gate loading to the rear with a goods lift. Two allocated car spaces are provided.

26 High Street, soon to be Stones Café comprises all ground floor with A3 café/coffee shop use. The premises have been comprehensively refurbished and extended into the rear service yard. Opening is planned for early August. One allocated car space is provided. No. 26 was sold on a 999 year lease (refer to tenancy schedule).

24 High Street comprises an all ground floor retail unit with part ancillary. The unit was comprehensively modernised in 2014. One allocated car space is provided.

The development benefits from a substantial rear service yard accessible from Vicarage Hill which provides loading/servicing and car parking for the commercial and residential units.

Investment Summary

- Opportunity to redevelop and add value to the ancillary accommodation, subject to planning and prior agreement.
- Mixed residential and commercial ground rental investment/income.
- Substantial town centre high street development with parking/rear servicing.
- 28 High Street let to Peacocks Stores Limited, part of Edinburgh Woollen Mill Group (expiring 3rd December, 2023) **December 2017 break clause not exercised.**
- Recently modernised/refurbished building.
- Current total rental income stream of £104,501 pax, rising to £106,501 pax 15th June, 2020.

Accommodation

Unit	Tenant	Sq ft (sq m) NIA	EPC Rating
24 Ground Flr	Resurrection Trading	928 (86.2)	D - 85
28 Ground Flr	Peacocks	4,316 (401.0)))) C - 60
First Flr		3,441 (319.7)))
Total		7,757 (720.7))

Leases

Please refer to the attached tenancy schedule.

Covenants

Resurrection Trading is a registered charity [1172329] set up by the Alton Parish of the Resurrection. The Parish of Alton covers four churches in Alton, Holybourne and Beech and the shop sells secondhand furniture to raise funds for charitable donations and for the Church.

Peacocks Stores Limited is a hugely successful and recognised high street fashion retailer with over 400 stores in the UK and 200 stores around Europe. For the year ending 25th February, 2017 Peacocks Stores Limited reported a turnover of £382,318,000 and a pre-tax profit of £65,019,000 and a total net worth of £194,286,000 (source Experian Group). Peacocks is part of the Edinburgh Woollen Mill Group which includes brands such as Edinburgh Woollen Mill, Jane Norman and Ponden Home.

Tenure

Freehold.

Price

Our clients are seeking offers for the freehold interest in excess of £1,200,000 subject to contract and subject to and with the benefit of the existing lease. This shows a net initial yield of 8.18% after allowing for costs of 6.5% rising to 8.33% following the fixed rental uplift on 15th June, 2020.

Viewing

Strictly by appointment please with the sole agents.

Russell Ware

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TENANCY SCHEDULE

Premises	Term	Annual Rent
24 High Street - Resurrection Trading	5 years from and including 15.06.2017 with a tenant only break on 14.6.2020 subject to not less than six months prior written notice, without penalty. The lease has been contracted outside the Landlord & Tenant Act 1954 and drawn on effective FRI terms	£18,000 pax until 14 June 2020 and then increasing to £20,000 pax thereafter.
26 High Street - T/a Stones Café, Mr T Cinar (owner occupier)	999 years from and including 01.01.2015 and drawn on effective FRI terms	£100 per annum until 31.12.2039 and then doubling and continuing to double every 25 years after
Ground and First Floor Shop 28 High Street - Peacocks Stores Limited	56 years from and including 04.12.1967. Dec 2017 break clause not exercised and drawn on effective FRI terms. The lease is contracted Inside the Landlord & Tenant Act 1954 Part II as amended.	£85,000 pax.
Flats 1 to 14	All leases are for 125 years from and including 01.01.2015 and to and including 31.12.2139	£100 per annum until 31.12.2039 and then rent doubling and continuing to double every 25 years after, totalling £1,400 pax
Electricity Substation	99 years from and including 21.09.1967	£1 per annum
Total Rental Income		£104,501 pax rising to £106,501 pax 15th June, 2020

