

MCCOLL'S

Convenience Store

30 TRAFALGAR ROAD, WALLASEY,
BIRKENHEAD, WIRRAL
CH44 0EB



MINI SUPERMARKET WITH POST OFFICE INVESTMENT

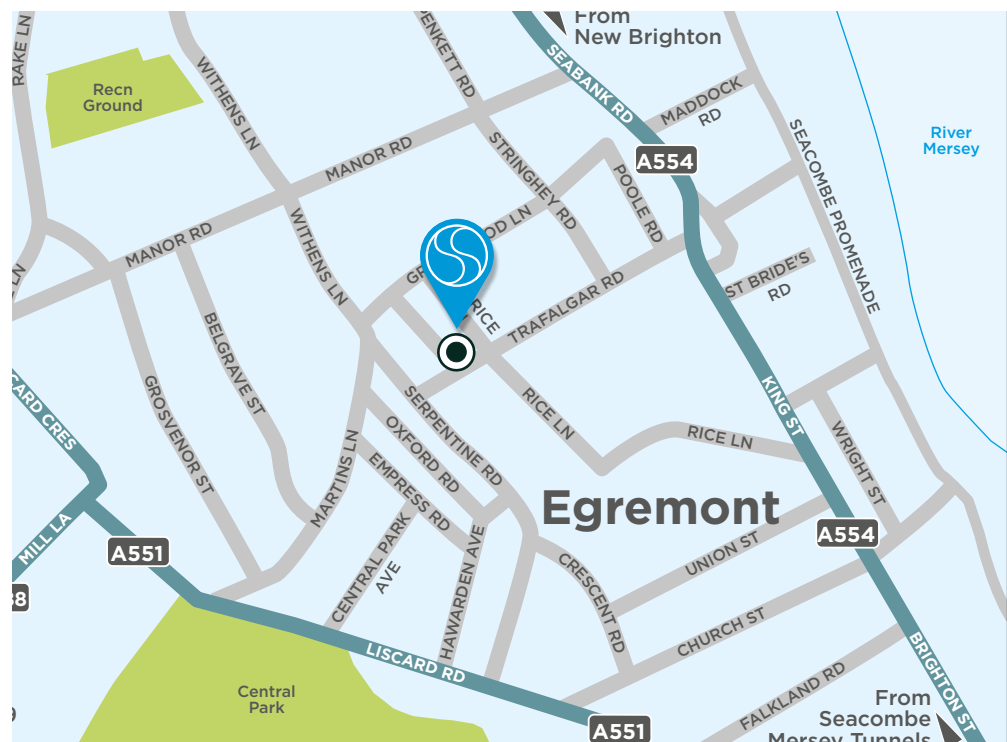
INVESTMENT CONSIDERATIONS

We are instructed to seek offers in excess of

£465,000

(Four Hundred and Sixty Five Thousand Pounds) Subject to contract for the freehold interest.

A purchase at this level would reflect a **Net Initial Yield of 6.36%**, with a **Reversionary Yield of 7.02%** in 2025 assuming purchaser's costs of 4.54%.



- > Mini supermarket serving densely populated residential area
- > Substantial car parking available on the street
- > The whole property is let for 16.5 years with no breaks to Martin McColl Limited with a guarantee from McColl's Retail Group Plc
- > Fixed uplifts at 2% pa compounded throughout offering guaranteed rental growth
- > Total current rents reserved £30,904 per annum rising to £34,121 per annum on 21st August 2025
- > Low passing rent of only £4.55 per sq ft

LOCATION

Wallasey, with a population of some 58,000, is located at the northern end of the Wirral Peninsula adjacent to Birkenhead and forms part of the Merseyside conurbation. The M53 Motorway begins at the town's edge and access to central Liverpool is provided by the A53 Kingsway Tunnel.

SITUATION

The property is situated in Egremont, a residential suburb of Wallasey, surrounded by a large number of residential housing and is a busy trading store serving the local community in the area.

DESCRIPTION

The building is a single storey corner sited building under a flat roof. The retail shop is arranged over the ground floor with large ancillary and staff accommodation to the rear. The sales area incorporates a post office, a full range of grocery products and an off licence. There is considerable car parking available on the street.

ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground - Sales	2,987	277
Ground - Ancillary	3,603	335
Total NIA	6,590	612

Areas have been provided by the tenant and have not been measured by Savoy Stewart

TENURE

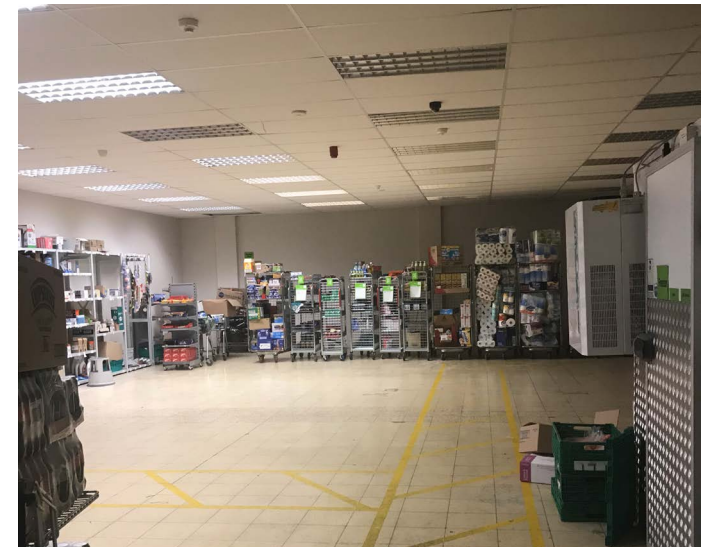
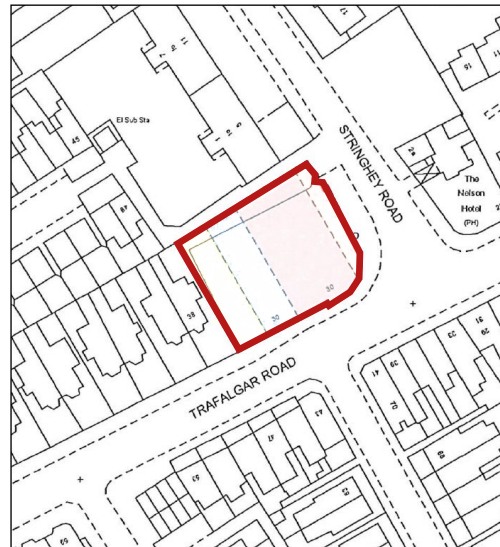
Freehold

TENANCY

The whole property is let to Martin McColl Limited with a guarantee from McColl's Retail Group PLC for a term of 16.5 years from the 21st February 2019 on FRI terms. The lease is subject to fixed uplifts at 2% per annum compounded throughout. The passing rent is £30,000 per annum. The vendor will top up the rent to £30,904 per annum from completion until 21st August 2020 by way of an allowance on the day of completion in the purchase price.

RENTAL UPLIFTS

YEAR	RENT	REVERSIONARY YIELD
21st August 2025	£34,121 pa	7.02%
21st August 2030	£37,672 pa	7.75%



McColl's

COVENANT

McColl's trade from over 1,600 stores throughout the UK with approximately three quarters of those being convenience stores and the remainder trading as newsagents. Their brands include McColl's, Martin's and R. S. McColl. For the year ending 25th November 2018 reported a turnover of £835.333 million, a pre-tax profit of £34.718 million and shareholder's funds of £218.271 million.

The combined group has a turnover in excess of £1.1bn. It employs over 22,000 full and part-time staff and is visited by over 5 million customers every week. The company floated on the London Stock Exchange in 2014. Further information can be found at:

<https://www.mccollspc.co.uk/investors>



EPC

The property has an EPC rating of D85. A copy of the EPC is available on our website.

VAT

The property is elected for VAT which will be chargeable on the purchase price. It is anticipated the transaction is to be treated as a transfer of going concern (TOGC).

PROPOSAL

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VIEWING & FURTHER INFORMATION

All interested parties are requested to make any appointments strictly through Savoy Stewart.



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TERMS & CONDITIONS

Messrs Savoy Stewart, for themselves and for the vendors or lessors of this property for whom they act, give notice that:

These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.

Savoy Stewart cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein, and prospective purchasers or tenants must not rely on them as statement of fact or representations, and must satisfy themselves as to their accuracy.

No employee of Messrs Savoy Stewart has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.

Rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition and

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