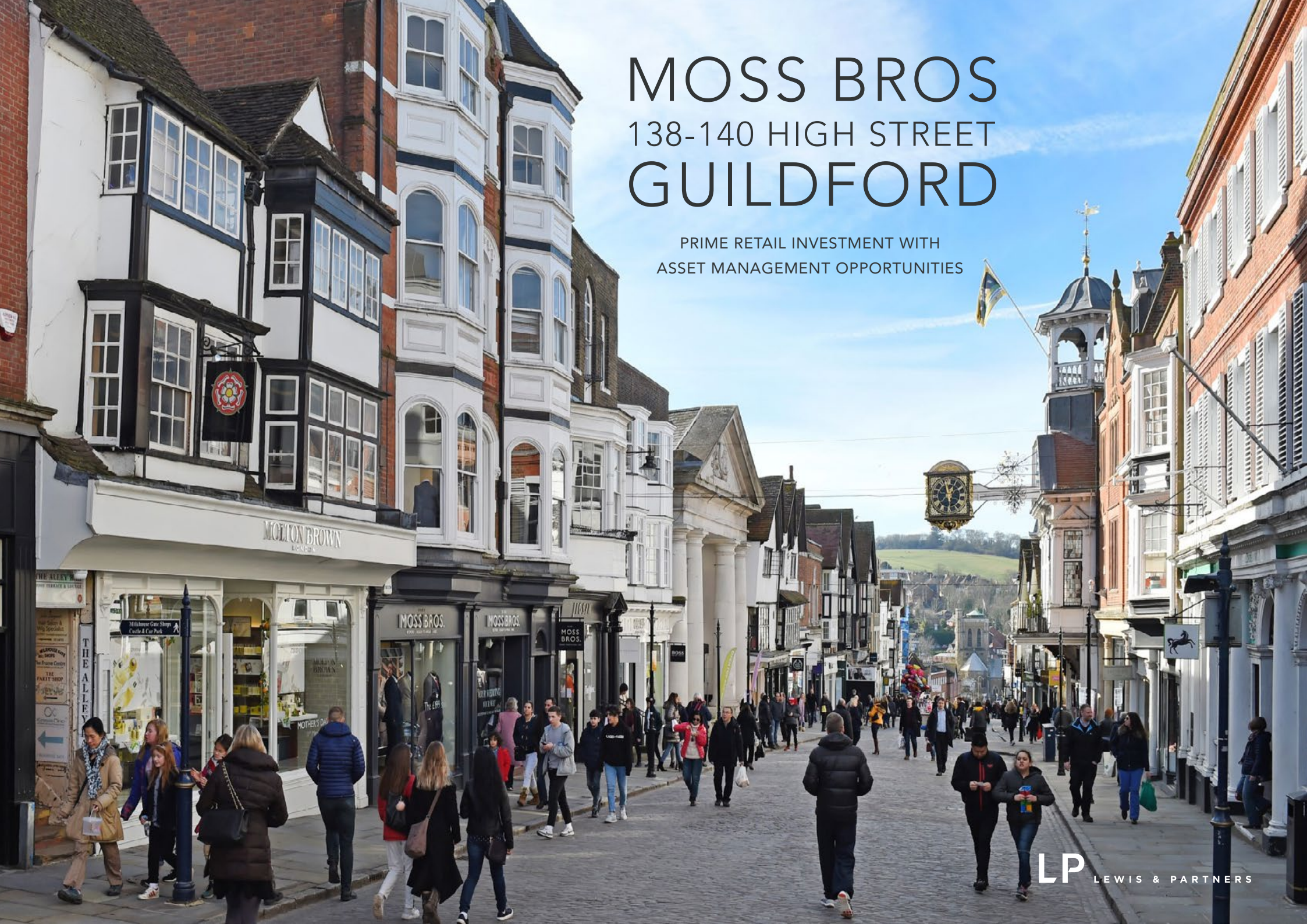


MOSS BROS

138-140 HIGH STREET

GUILDFORD

PRIME RETAIL INVESTMENT WITH
ASSET MANAGEMENT OPPORTUNITIES



INVESTMENT SUMMARY

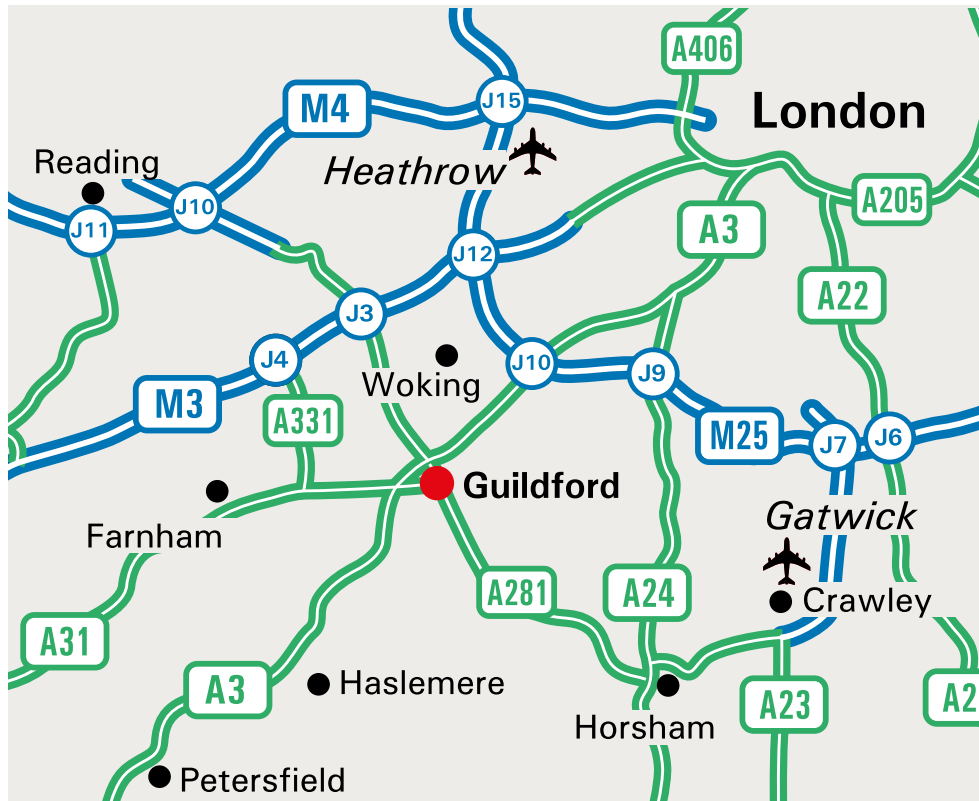
- The highly affluent south east town of Guildford is one of the UK's premier retail destinations outside of Central London.
- The catchment population provides a mixture of affluent families, London commuters, young professionals and local students.
- Prime retail unit situated on the pedestrianised High Street adjacent to Jigsaw and Molton Brown, whilst in close proximity to Ted Baker and House of Fraser.
- Freehold.
- Currently producing an income of £280,000 pa.
- Let on a 10 year lease from June 2014, (approximately 6 years unexpired) with a tenant break option in 2019
- Positive negotiations with tenant to remove break option & surrender upper floors accommodation. This could facilitate a conversion of those floor to residential use subject to the necessary planning consents.
- We are instructed to seek offers in excess of **£5,830,000**. A purchase at this level reflects a **Net Initial Yield of 4.5%** based on unadjusted purchaser's costs of 6.8%.



LOCATION

Guildford is the principal administrative and commercial centre for Surrey and one of the premier retailing locations in the UK. The town is located approximately 33 miles south west of London and 6 miles south of Woking.

The town has excellent communications with direct access to the A3 and in turn to the M25, (8 miles to the north). Furthermore frequent rail services provide direct access to London Waterloo (40 minutes) London Victoria (44 minutes) Portsmouth, Reading and Gatwick



DEMOGRAPHICS

Guildford has a borough population of circa 135,000 persons with a primary catchment of approximately 472,000. The town includes a significant student population with the University of Surrey accommodating 16,000 students.

Guildford is also a popular commuter town with over 8 million people using the station in 2012/13, making it the busiest station in Surrey. Its catchment of young working professionals has resulted in catchment population is one of the most affluent catchments in the UK, ranking 2 of the PROMIS centres on the PMA Affluence Indicator.



SITUATION

The property is situated in a prime trading location on the pedestrianised High Street adjacent to Molton Brown and Jigsaw, whilst in close proximity to Ted Baker and House of Fraser.



DESCRIPTION

The property comprises a Grade II Listed building, situated in a conservation area, arranged over ground, basement and 3 upper floors, providing retail accommodation on the lower ground, ground and first floor with the remainder of the building currently vacant.

Historically the second and third floor have been previously sublet by Moss Bros to an office tenant.

The building is capable of multiple occupation due to a self-contained entrance to the upper floors from the High Street.



[illegible]

ACCOMMODATION

We have been informed by our client that the property comprise the following approximate dimensions and floor areas:

Description	Sq ft	Sq m	Sq ft GIA	Sq m GIA
Overall Frontage	29	2.69	-	-
Ground Floor Sales	1,661	154.31	-	-
Ground Floor ITZA	882	81.94	-	-
First Floor Sales	764	70.98	-	-
First Floor Ancillary	221	20.53	-	-
Lower Ground Sales and Ancillary	756	70.23	-	-
Second Floor	830	77.11	1,186	110.2
Third Floor	959	89.09	1,185	110.1
Total	5,191	482.26	2,371	220.3

TENURE

Freehold.

TENANCY

The entire property is let to Moss Bros Group Plc on a 10 year reversionary lease from 24th June 2014, at a passing rent of £280,000 per annum.

The lease is subject to a rent review on 3rd September 2020, and a tenant's only break clause effective 23rd June 2019 subject to a 3 month rent penalty if operated.

We understand that the property was fully refitted in March 2014.



ASSET MANAGEMENT POTENTIAL

Following positive discussions with Moss Bros we believe there could be the potential to remove the existing break option in 2019, which would create a term certain if 6 years.

Furthermore, as part of the discussions with the tenant we understand that the currently unused 2nd & 3rd Floor accommodation within their demise could be givenback to the Landlord.

The property currently benefits from access to the upper parts via a separate entrance fronting the High Street.

We believe that this allows for the potential conversion to residential use, creating 4 x one bedroom apartments, subject to the necessary planning contents.

We are of the opinion that this could create significant additional value given the strength of the Guildford residential market.

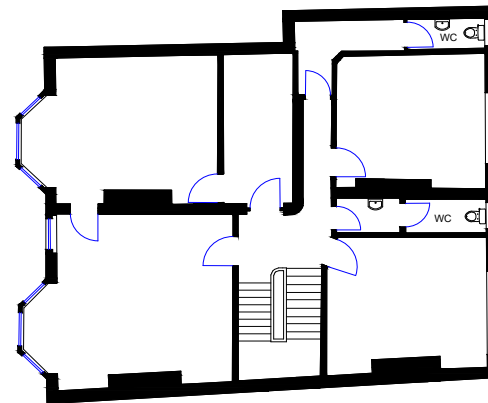
COVENANT INFORMATION

Moss Bros was established in 1851 and is the leading formal menswear specialist in men's formal wear selling Men's suits, shirts, coats and accessories. Moss Bros has over 150 retail stores nationwide.

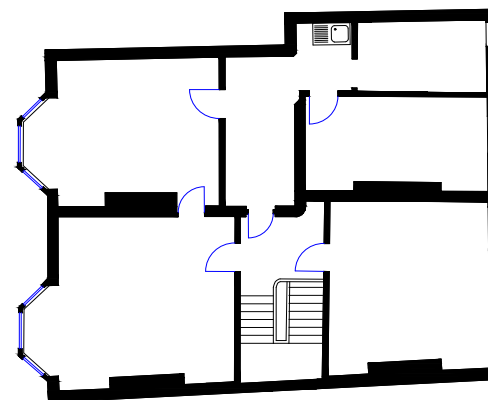
For the year ending 28/01/2017 Moss Bros. Group Plc had a reported turnover of £127.93m and a pre-tax profits of £7.15m. For the same period the company had a reported Net Worth of £36.06m.

EPC

The building has and EPC rating of D.



Second Level



Third Level



138-140 HIGH STREET, GUILDFORD

VAT

VAT will be applicable on the sale of the property.

PROPOSAL

We are instructed to seek offers in excess of **£5,830,000 (Five Million Eight Hundred and Thirty Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level reflects a **Net Initial Yield of 4.5%** based on unadjusted purchaser's costs of 6.8%.



FURTHER INFORMATION

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 12. These details were prepared as of MAY 2018
- Adrian Gates Photography & Design 07710 316 991