

105–113 WINCHESTER ROAD
CHANDLER'S FORD
Eastleigh, Hants, S053 2GH



WELL SECURED, FREEHOLD,
RETAIL & OFFICE INVESTMENT
OPPORTUNITY

105-113 WINCHESTER ROAD CHANDLER'S FORD SO53 2GH

Investment Summary

- Chandler's Ford is a busy commercial centre and popular residential suburb within the Borough of Eastleigh with an affluent indigenous and catchment population.
- The property occupies a **100% trading pitch** within the town's retail core opposite **Waitrose** and adjoining **Costa Coffee**.
- National retailers in close proximity include **WH Smith (Post Office), Boots, Costa, Lloyds Bank** and **Santander**.
- **A substantial, multi-let, retail parade with offices above predominantly leased to The Co Operative and Barclays Bank who account for 70% of the gross income.**
- **Freehold.**
- A large site area extending to circa **0.75 acres** incorporating a **43 space surface public/staff car park.**
- A total net income of **£296,902 pax.**
- Offers are sought of **£3,500,000** reflecting a **net initial yield of 8.00%** rising to an estimated **8.37%** on letting of the vacant accommodation and allowing for graduated purchaser's costs of **6.52%.**
- **A low capital value per sq ft of £158.**



Location

Chandler's Ford is a busy commercial centre and affluent residential suburb within the Borough of Eastleigh in South Hampshire. The town is situated 5 miles (8.1 km) north east of Southampton, 7 miles (11.3km) south of Winchester and 74.3 miles (119.6 km) south west of London.

The town is strategically located south of Junction 12 of the M3 which provides access to Southampton in a journey time of 15 minutes and to London in a journey time of 1 hr 30 minutes. The M27 is located 4 miles (6 km) to the south which provides access to Portsmouth and the south-east coast.

Chandler's Ford railway station is serviced by London Waterloo changing at Eastleigh in a journey time of 1 hr 45 minutes. Southampton Central is 22 minutes to the south. Southampton International Airport is located 4 miles (6 km) south of the subject property providing a range of domestic and international flights.

100% prime pitch
directly opposite
Waitrose and
adjacent to **Fryern**
Arcade



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Demographics & Local Economy

Chandler's Ford has a growing resident population of circa 24,518 (2014) draws on a much larger catchment population with **99,662 persons** within a 10 minute drive time and **545,200** within 20 minutes. **The catchment is affluent** with socio groups AB and C1 over-represented. The town has a high proportion of working age adults between the ages of 35-64.

Chandler's Ford has a thriving local economy with a variety of industrial estates and business parks located within the area. The head offices of **Draper Tools**, **B&Q**, **Selwood** and **Ahmad Tea** are located in the town.

Retailing in Chandler's Ford

Chandler's Ford's retail core is centred on **Winchester Road**, **Fryern Arcade**, **The Mall** and a **Waitrose** food store. Fryern Arcade adjoins the subject property and is occupied by national retailers such as **WH Smith (Post Office)**, **Boots**, **Costa** and **Age UK** as well as a range of local and regional businesses

including Roban James, Rawlings Opticians and D&G Hardware.

The Mall, diagonally opposite the subject property and adjacent to a **large Waitrose**, accommodates **Chandler's Fords's library** as well as the likes of **Lloyds Bank**, **Santander**, **Leighton's Opticians** and **Morris Dibben Estate Agents**.

population
of **99,662**
within a 10 minute
drive time



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Situation

The subject property is located in **100% prime** retailing position on **Winchester Road** directly opposite **Waitrose** and adjacent to **Costa Coffee** and **Fryern Arcade**.

The Property

The property **comprises three adjoining buildings**. **105-107 Winchester Road** consists of two semi-detached former houses arranged over ground and first floor. **109-111 Winchester Road** is a 1970s built supermarket with adjoining shop, first floor office accommodation and a 43 space car park and loading bay area. **113 Winchester Road** is a purpose built 1980s bank with two floors of self-contained offices and a separate 8 space car park to the rear.

Parking

In addition to the **Co-Operative car park (1 hour free stay)** there are a number of other car parks within the town's retailing core. The adjacent Fryern Arcade has circa 120 spaces and free parking for three hours whilst the Waitrose has circa 220 spaces also with three hours free parking.

Tenure

Freehold.

Accommodation

The property provides a net floor area of circa **22,156 sq ft (2,058 sq m)** in accordance with the Schedule of Tenancies and Accommodation.



Site Area

c. **0.75 acres**

**Low capital value of
£158 per sq ft**



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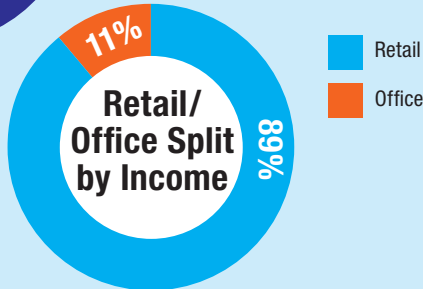
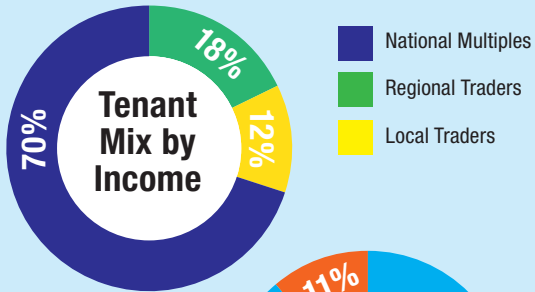
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Schedule of Tenancies & Accommodation

Address	Tenant	Lease Start	Lease Expiry	Rent pax	Next RR	1954 L&T	Breaks	Areas (sq ft)					105-11A Winchester Road Service Charge (To 31/03/2018)	113 Winchester Road Service Charge (To 31/03/2018)	1 April 2017 Rates Payable	Insurance	Landlord Shortfalls	Notes
								GF Sales	GF ITZA	GF Anc	FF	SF						
105 Winchester Road	The Wilton Carpet Factory Ltd (t/a Wilton Flooring)	12-Dec-06	11-Dec-21	£19,300	12-Dec-16	OUT	-	523	421	-	447	-	£522.48	-	£7,705.50	£183.49	-	OSRR - no action taken to date.
107 Winchester Road	Julie Ann Buckle and Keely Podstawski (t/a The Men's Room)	13-Jun-07	12-Jun-22	£17,500	13-Jun-17	OUT	-	597	451	136	411	-	£522.48	-	£6,421.25	£182.34	-	Schedule of condition.
109 Winchester Road	Peter A Bryant Professional Dry Cleaners Ltd (t/a PAB Dry Cleaners)	29-Sep-06	28-Sep-21	£19,450	29-Sep-16	IN	-	647	471	-	234	-	£325.92	-	£8,289.25	£119.20	-	OSRR - no action taken to date
111 Winchester Road	Cooperative Foodstores Ltd (Guaranteed by Cooperative Group Ltd)	30-Sep-06	29-Sep-21	£180,000	-	IN	-	7,788	-	1,473	2,828	-	£7,916.96	-	£73,440.00	£2,053.49	-	
113 Winchester Road, Grnd & Part 1st Floor	Barclays Bank Plc	14-Nov-05	13-Nov-25	£36,000	14-Nov-20	IN	14-Nov-20 (T)	1,673	938	205	296	-	-	£11,747.23	£16,695.25	£390.19	-	Schedule of condition.
Suites 1 & 2, 111a Winchester Road	Vacant	-	-	-	-	-	-	-	-	-	405	-	£3,156.02	-	£1,774.60	£75.33	-	Landlord to provide 12 month shortfall guarantee .
Suites 3 & 4, 111a Winchester Road	Peter Butcher	23-Mar-17	24-Dec-21	£9,300	-	OUT	25-Dec-19 (M)	-	-	-	614	-	£4,630.20	-	£2,615.20	£105.60	£4,735.80	Rent inclusive of service charge and insurance. Mutual break option subject to 6 month's notice.
Suites 5-7, 111a Winchester Road	Vacant	-	-	-	-	-	-	-	-	-	556	-	£4,384.64	-	£2,335.00	£98.42	-	Landlord to provide 12 month shortfall guarantee.
Suite 9, 111a Winchester Road	Lodahl Areo Ltd	20-Mar-17	15-Mar-19	£4,104	-	OUT	-	-	-	-	276	-	£2,110.52	-	£1,190.85	£48.21	£2,158.73	Rent inclusive of service charge and insurance.
Suite 10 & 11, 111a Winchester Road	Meon Accounting Ltd	06-Mar-17	05-Mar-19	£5,480	-	OUT	-	-	-	-	359	-	£2,775.15	-	£1,634.50	£62.42	£2,837.57	Rent inclusive of service charge and insurance.
113 Winchester Road, 1st Floor	Vacant	-	-	-	-	-	-	-	-	-	1,349	-	-	£6,973.24	£5,137.00	£227.24	-	Landlord to provide 12 month shortfall guarantee.
113 Winchester Road, 2nd Floor	Encompass Financial Management Ltd	07-Sep-07	06-Sep-17	£15,500	-	IN	-	-	-	-	-	1,338	-	£8,099.69	£4,670.00	£262.98	-	
	Net Income (Less Landlord Shortfalls)			£296,902				Total sq ft - 22,156					£26,344	£26,820	£131,908	£3,809	£9,732	
	Total			£306,634				WAULT - 4.73 years (L/E)					£53,165					

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70% of income secured to National Multiples



Current Net Income

£296,902 pax.

Tenant Covenant

The property is predominantly occupied by **Co-Operative Foodstores Ltd and Barclays Bank Plc** as well as a number of local/regional businesses.

Barclays is a British multi-national banking and financial services

company with operations in over 50 countries with over 48m customers. For the year ending 31/12/2015 the company reported a turnover of £32.4bn, pre-tax profits of £2.841bn and a tangible net worth of £55.883bn.

For the 2015 financial year the Co-Op food store business produced a £7bn revenue and contributed a £250m operating profit for the group. For the same financial year the group reported revenue of £9.3bn and a profit before tax of £81m.



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The other tenants within the property are small independent businesses and reported little or no published financial data.

VAT

The property has not been elected for VAT.

Asset Management Initiatives

- Re-gear Co-operative Foodstores Ltd's lease to extend unexpired term.
- Remove Barclays Bank PLC's break option.
- Potential to explore alternative uses on the upper parts and car park.

EPC

EPCs can be provided upon request and currently range from C - E.

Service Charge & Landlord Shortfall

The service charge for the asset is operated under **two separate schedules**, one relating to **105-111A Winchester Road** and one relating to **113 Winchester Road**. Both budgets run from 1st April 2017 to 31st March 2018. The budget for the former is £26,344.36 and the latter is £26,820.16.

There is currently an irrecoverable landlord shortfall of £33,894 - of which the vendor will guarantee £24,162 (vacant offices) for a period of 12 months. The remaining £9,732 consists of inclusive leases.



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Proposal

We have been instructed to seek offers of **£3,500,000 (Three Million Five Hundred Thousand Pounds)**, Subject to Contract & exclusive of VAT, which reflects a **net initial yield of 8.00%** rising to an **estimated 8.37%** on letting the vacant accommodation and allowing for graduated purchaser's costs of 6.52%. The landlord will provide a 12 month landlord shortfall guarantee on the vacant office accommodation.

Further Information

For further information or to arrange an inspection please contact:

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