



43 CORNMARKET  
STREET

# Oxford

100% PRIME WELL SECURED RETAIL INVESTMENT

Oxford Railway Station

Castle Mound

Westgate Centre

Gloucester Green

M&S

Clarendon Centre

Oxford Union Society

Debenhams/Sainsburys

CORNMARKET STREET

WH Smith, River Island, Next

MAGDALEN STREET

Boots

Jesus College

Oxford Covered Market

Balliol College



HIGH STREET CARFAX QUEENS STREET

## INVESTMENT SUMMARY

- Oxford is one of the **UK's premier retailing destinations** with a primary catchment population of 533,000. It is the **11th fastest growing city in the UK** with circa 40,000 students, 46,000 commuters and 7m tourist visitors contributing an estimated £6.8bn gross value to the UK economy (2014)
- The property is located on the **prime pedestrianised retailing pitch** of Cornmarket Street. Nearby national retailers include **Next, Boots, WH Smith, Gap, Fat Face, River Island, Pandora** and **L'Occitane**
- Newly let to the undoubted covenant of **National Westminster Bank Plc** on a **new 10 year FR&I lease** without break at a current rental of **£465,000pax**.
- A **substantially re-configured and refurbished** unit providing extensive ground and first floor retailing/banking accommodation providing clear, uninterrupted quality, trading floor space.
- **Freehold**

*Offers in Excess of **£10,254,000**  
(Subject to Contract and Exclusive of  
VAT) which reflects a Net Initial Yield  
of **4.25%** allowing for purchasers  
costs of 6.7%*





THE CLARENDON CENTRE

OXFORD SPIRES SCAFFOLDING  
Tel: 0845 402 6590  
Fax: 01235 515132  
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PRINTS IN MINUTES

## LOCATION

Oxford is a historic, internationally renowned university city and the premier retail, tourist and administrative centre in Oxfordshire. The city is located circa 56 miles (90km) north-west of central London, 26 miles (42km) north of Reading and 46 miles (74km) south-west of Milton Keynes.



Road and public transport communications are excellent. The city is situated close to the A40 (Dual Carriageway), which affords direct access to the M40 at Junction 8 some 5 miles (8km) to the east. In addition, the A34 connects with Junction 13 of the M4 at Chieveley some 24 miles (39km) to the south.



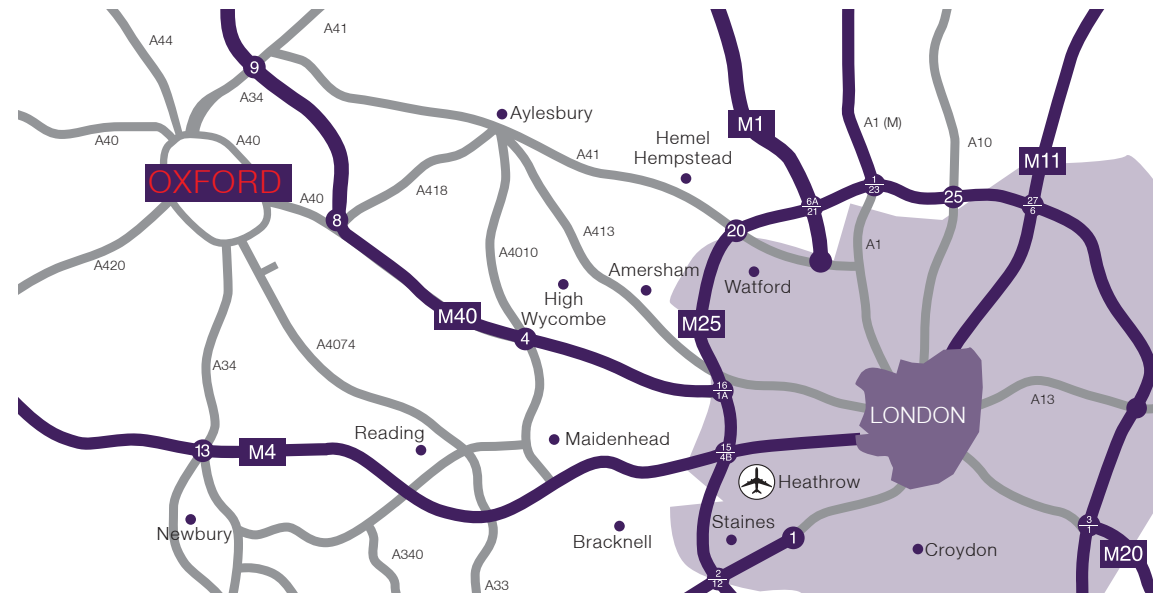
The city also benefits from regular rail services to London (Paddington) and Birmingham (New Street) with fastest journey times of 55 minutes and 65 minutes respectively.



The Oxford Tube provides a 24 hour bus service to London (Victoria Coach Station) within a journey time of circa 100 minutes.



Oxford is served by London Heathrow Airport 47 miles (77km) to the south east which offers flights to circa 185 destinations in over 80 countries.



## DEMOGRAPHICS

Oxford has a resident population of **circa 160,000** (mid 2015 estimate). However, the city serves a large catchment area of **533,000** that extends well beyond its own tightly defined district boundary to include most of Oxfordshire. The Oxford primary catchment borders that of Aylesbury to the east and Banbury to the north, and extends to the south beyond Didcot to include Abingdon and to the west beyond Witney. It is estimated that over 46,000 people commute into Oxford to work.

The catchment population is one of **the most affluent within the UK**. It contains a significantly above average proportion of adults of working age categorised within the most affluent AB social group (including those in managerial and professional occupations). In contrast, the least affluent D and E social groups (encompassing both skilled and unskilled workers, the unemployed and those on state benefits) and social group C2 (which includes those in skilled manual employment) are particularly under-represented within the Oxford area.




*Total in-store comparison retail expenditure for Oxford is 65% higher than the PROMIS Average*


£  **£6.8bn**  
gross value  
generated by the city to  
the UK economy in 2014

 **7**  
**million**  
tourists in 2014  
supporting 13,000 jobs

£  **£780 million**  
estimated tourism spend  
& the  
**7th** most visited  
city in the UK

 **11th**  
fastest  
growing city  
within the UK

 **46%**  
of the catchment  
represent exclusive wealth/  
mature money/ career climber

 **circa 40,000**  
students  
in the town

## RETAILING IN OXFORD


The prime retail offer is focused on the vibrant and historic pedestrianised Cornmarket Street where there is a high concentration of major UK multiples including **Next, Boots, WH Smith, Zara, River Island, Pandora** and **L'Occitane**.

Cornmarket Street's prime retailing is further complimented by the semi-pedestrianised Queen Street and High Street where retailers include **M&S, Top Shop, Jack Wills, LK Bennett, Crew, Karen Millen, White Stuff** and **Reiss**.

Oxford benefits from two managed shopping centres. The smaller **Clarendon Centre**, which has entrances on Queen Street and Cornmarket Street, is home to high street multiples and fashion retailers such as **The Body Shop, French Connection, Gap** and **Zara** to name a few.

**The Westgate Centre**, currently undergoing major re-development by the joint venture of The Crown Estate and Land Securities, is due to re-open in Autumn 2017. The scheme will be anchored by **John Lewis** and is predicted to have an extremely positive impact on the city with **Primark, H&M, Superdry, Schuh** and **Curzon Cinemas** already committed to the scheme.

 **3,500**  
new jobs  
in the city

 **39%**  
increase in  
catchment

 **projected**  
**increase**  
in visitor numbers

 **£500m**  
investment  
in the city



CGI image of the new Westgate Centre, currently under construction



## SITUATION

The subject property is prominently located on the prime pedestrianised **Cornmarket Street**, within close proximity to the entrance of the **Clarendon Centre**. National multiple retailers within close proximity include **WH Smith, Pret a Manger, Gap, Pandora, Next** and **River Island**. In addition both Jesus College and The Oxford Union Society are a short distance away.

## DESCRIPTION

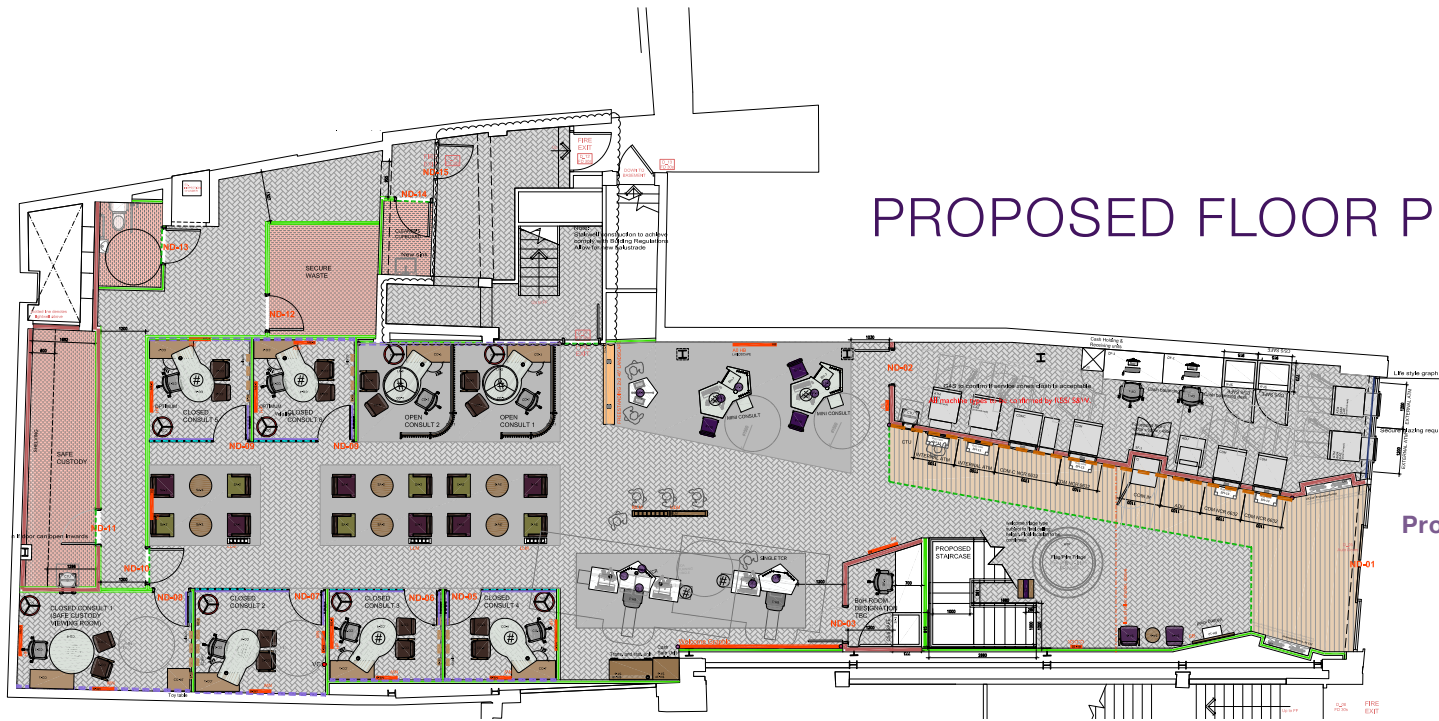
The property, built circa 1970, is arranged over ground, basement and three upper floors. The tenant has recently taken possession of the unit and is due to confirm a fit-out date shortly. This should take an estimated 12 weeks. The ground and first floor are to be used as a banking hall with associated banking facilities and public meeting/consulting rooms. The second floor will provide additional ancillary/office/staff accommodation with the third floor flat unused with access only from the second floor roof. The property is not listed but does lie within the Central City conservation area.



CGI image



# PROPOSED FLOOR PLANS

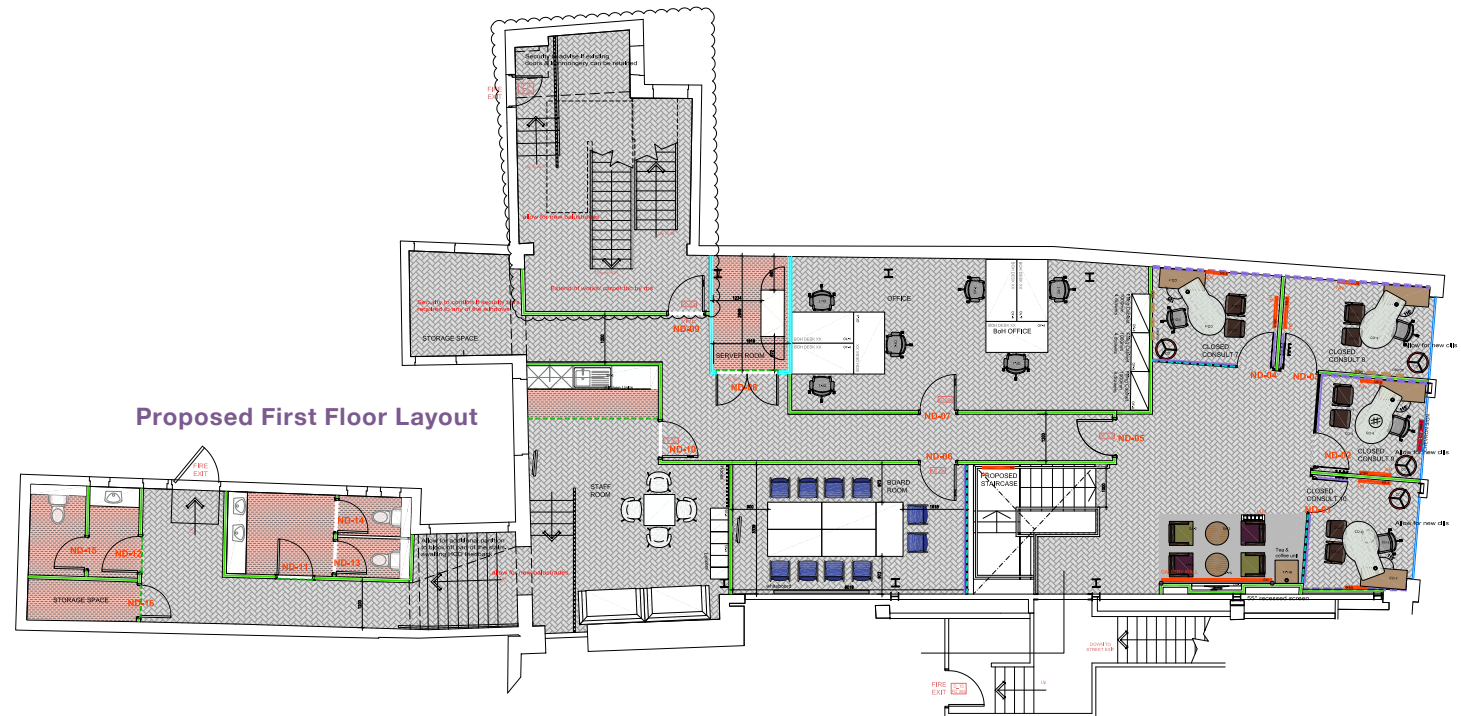


Proposed Ground Floor Layout

## ACCOMMODATION

Dimensions	M	Sq.Ft
Gross Frontage (inc. Fire Escape)	10.60	34'9"
Gross Frontage (exc. Fire Escape)	8.61	28'3"
Internal Width (Front)	8.00	26'3"
Built Depth	36.22	118'10"
Floor (Description)		
Ground Floor (Sales)	359	3,866
Ground Floor (ITZA)*	1,142 units	
1st Floor (Sales)*	182	1,962
1st Floor (Raised Area)	26	277
2nd Floor (Ancillary)	160	1,725
3rd Floor (Flat) -Unused	n/a	n/a
Basement (Part)	113	1,211
<b>TOTAL</b>	<b>840</b>	<b>9,041</b>

Proposed First Floor Layout





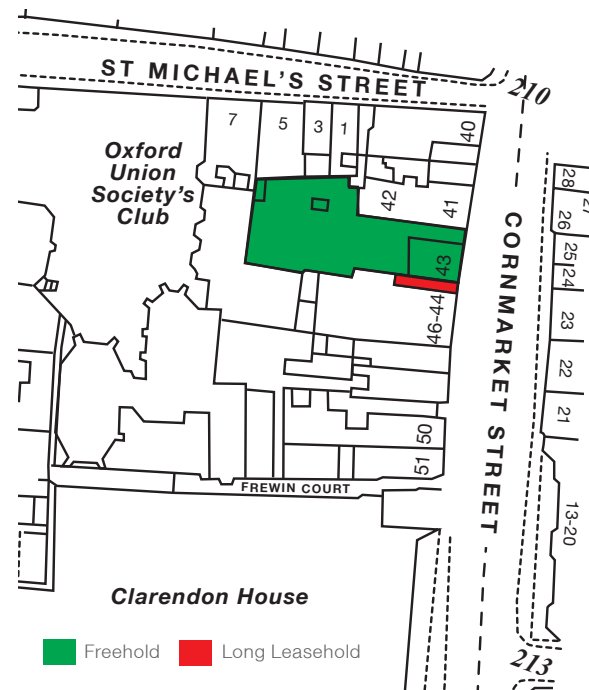
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*New 10 year lease at a rental of £465,000 per annum exclusive*

## TENURE

### Freehold

As part of the ownership there is a fire escape staircase within the adjoining property (44/46 Cornmarket Street) with a ground floor entrance lobby from Cornmarket Street to the first floor of the subject premises. This is held long leasehold from Britel Fund Trustees Ltd (Hermes) with a lease expiry in April 2070 but with an option to renew for a further 50 years (circa 104 years unexpired in total). The rent payable is £0.05 pa (if demanded).



Not scale. For illustrative purposes only

## TENANCY

The entire property is let to **National Westminster Bank Plc** on a new 10 year full repairing and insuring lease from the 16 June 2016, expiring 15th June 2026 at a rental of **£465,000 per annum exclusive**. The lease is subject to an upward only rent review on 16th June 2021.

The tenant is to benefit from 6 months' rent free, which will be topped up by the vendor on completion of the sale.

## TENANT COVENANT



**National Westminster Bank Public Limited Company (Co.No: 00929027)** is the one of the largest retail and commercial banks in the UK with over 7.5m personal customers. Since 2000 it has been part of The Royal Bank of Scotland Group and ranked among the top 10 largest banks in the world by assets. NatWest has D&B Rating of 5A 1 representing a high net worth and a minimum risk of business failure.

D&B Rating	5A 1
Date of Accounts	31 Dec 2015
Turnover	£8,437,000,000
Profit (Loss)	(£914,000,000)
Net Worth	£14,304,000,000

We are advised by NatWest that they have closed a number of branches locally in Oxford with the intention of amalgamating the business into the subject property which will become their flagship branch in Oxford.

## INVESTMENT COMPARABLES

Date	Address	Town	Tenant(s)	Unexpired Term	Purchaser	£m	NIY
Jun-16	133-135 High Street	Guildford	Massimo Dutti	10 years	Private Investor	£9.3m	3.95%
Apr-16	162-164 High Street	Cheltenham	EE	4.5 years	Kames Capital	£3.99m	3.90%
Apr-16	260-262 Chiswick High Road	London, Chiswick	Gap	10 years	Private Investor	£5.5m	3.98%
Apr-16	40/40a Clarence Street	Kingston Upon Thames	North Face, EE	5.9 years	Curzon Street Partners	£9.25m	3.9%
Dec-15	123-124 High Street	Winchester	Signet Group t/a Ernest Jones	1 year	Alterity Investments	£2.6m	3.98%
Nov-15	1-9 Wimbledon Hill Road	Wimbledon	HSBC	11 years	Kames Capital	£8.405m	3.82%
Nov-15	71-73 High Street	Cambridge	Gap	3 years (tenant break)	CBRE GI	£6.3m	3.75%
Nov-15	86-90 The Promenade	Cheltenham	Jack Wills, Hobbs	15 years	CBRE GI	£12.90m	3.90%
Nov-15	47 North Street	Guildford	Waterstones	3 years	CBRE GI	£13.20m	3.90%

## EPC

An EPC is available upon request.

## VAT

The property has been elected for VAT and any disposal will be by way of a Transfer of a Going Concern (TOGC).

## PROPOSAL

We have been instructed to seek offers in excess of **£10,254,000** Subject to Contract & exclusive of VAT, which reflects a **net initial yield of 4.25%** allowing for purchasers costs of 6.71%. These have been calculated in accordance with the changes to the Stamp Duty and Land Tax in Budget 2016.





## FURTHER DETAILS

For further details, access to the data room or to arrange an inspection, please contact:

**green&partners**

**020 7659 4848**

**David Freeman**

**020 7659 4830**

david.freeman@greenpartners.co.uk

**Ed Smith**

**020 7659 4831**

ed.smith@greenpartners.co.uk

**James Baillie**

**020 7659 4839**

james.baillie@greenpartners.co.uk