

9-12 MARKET STREET WELLINGBOROUGH NN8 1AN



prime, well configured, high street retail investment opportunity

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Investment Summary

- Wellingborough is a large, vibrant Northamptonshire town
- Prime position within the town opposite the entrance to The Swansgate Centre
- National retailers present include **Barclays Bank, Natwest, HSBC, Nationwide, Costa Coffee** and **Claire's Accessories**.
- Average Weighted Unexpired Lease Term (AWULT) of **7.3 years to expiry**
- **Long Leasehold**
- Total rent of **£198,112 pax**
- Offers in excess of **£2,000,000** (Subject to Contract & exclusive of VAT) which reflects an attractive **Net Initial Yield** of **9.32%** assuming purchasers costs of 6.28% potentially reverting to 10.17% in 2019



Location

Wellingborough is a market town in the East Midlands and a borough within the county of Northamptonshire. The town is situated approximately 11 miles (18km) east of Northampton, 35 miles (56km) south of Leicester and 20 miles (32km) north of Milton Keynes. London is located 70 miles (112km) to the south of Wellingborough.

Wellingborough benefits from excellent road communications. Leicester and other cities to the North are easily accessible via the M1 while Birmingham is accessed via the M6. The A14, which links Wellingborough to the M1 and M6, also provides access to locations in East Anglia such as Cambridge and Peterborough. Wellingborough Train Station provides links with Leicester and London (average travel times are 30 and 45 minutes respectively). Rail services to Kettering and Bedford are also provided with approximate journey times of 10 minutes.

Luton Airport, the nearest major airport and also the 5th busiest in the UK in terms of passenger numbers (UK Civil Aviation Authority), is situated approximately 39 miles (59km) south of Wellingborough.

Demographics & Economy

The total population within the Wellingborough primary catchment area is **90,000** with an estimated **45,000** people who regard the town as their main shopping destination. The town is projected to see above average growth in population over the period 2015 – 2020 due to the planned town expansion, which will see an additional 11,500 new homes over the period. In the last 10 years total employment has slowly increased and is projected to increase above the national average beyond 2017.

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Retailing in Wellingborough

Wellingborough's retail floorspace amounts to **640,000 sq. ft.** and is mainly focused around the Market Square. It is in the centre of a broadly triangular site bounded by Silver Street to the West, Church Street to the North and Market Street to the South. **Swansgate Shopping Centre** is located to the south of Market Street and it attracts more than **5.3 million shoppers** per annum. Key tenants include **Wilko, Boots, 99p Stores, Iceland, Home Bargains** and **Argos**.

Market Street acts as the central promenade within the town being adjacent to the shopping centre and within close proximity to Sheep Street, Midland Road, and Cambridge Street.

The Wellingborough Market, recently refurbished, is located directly behind the subject holding and is open four times a week.

A **free multi-storey car park** is located on Cannon Street and adjoins the Swansgate Shopping Centre.

Situation

The subject property is prominently located in the prime retail area of Wellingborough town centre adjacent to the pedestrianised Market Street, opposite **Swansgate Shopping Centre**. Pebble Lane, to the north of the property provides access to Wellingborough Market and Market Square.

Other retailers in the vicinity include **Costa Coffee Shop, McDonald's** and **Claire's Accessories**. **Barclays Bank** is adjacent to the property while other major retail banks (**NatWest, HSBC, Lloyds, Halifax and Santander**) are located directly opposite.

Tenancy Schedule

Unit Description	Tenant Name	Area Analysis (sq. ft.)					Rent	Start Date	Expiry Date	Next or O/S Review	Comments
		GF	FF	SF	ITZA	Total					
9 Market Street	British Heart Foundation (699547)	633	616	-	433	1,249	£32,500	05/11/08	04/11/18	-	Green & Partners unable to measure this unit therefore we have relied on vendors areas.
10-12 Market Street	Intacloth Ltd t/a QD Stores (1817696)	13,490	9,616	Plant	-	23,106	£165,612	19/05/09	18/05/24	19/05/19	Tenant Break option on 18/05/2019. Rent will increase to £182,849.20 from 19/05/2019 in the event the tenant does not exercise their break option.
Total Area		24,354	Gross Current Rent			£198,112					



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The Property

The property comprises a substantial building located in a **prime pitch** on Market Street. Historically both units were occupied by Woolworths although the unit has subsequently been split to accommodate the tenants currently in situ. The majority of the holding at 10-12 Market Street is occupied by QD Stores and is arranged over ground, first and second floors. The unit is accessed via a service yard off Market Square. 9 Market Street (British Heart Foundation) is arranged over ground and first.

Covenant Information

Tenant	D&B Rating	Financial Year End	Turnover	Profit/ (Loss)	Net Worth
British Heart Foundation	N1	31/03/2015	£288,200,000	£900,000	(£7,100,000)
Intacloth Limited	N2	28/02/2015	£12,820,341	(£2,128,612)	(£2,834,267)

Tenure

Long Leasehold – 125 years from The Borough Council of Wellingborough from 31/12/1980 (**89.9 years unexpired**) at a peppercorn rent.

EPC

EPC's are 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 of **£2,000,000 (Two Million Pounds)**, Subject to Contract & exclusive of VAT, which reflects a **net initial yield** of **9.32%**, allowing for purchaser's costs of 6.28%, potentially reverting to 10.17% in May 2019 assuming Intacloth Ltd do not exercise their break option.

Further Information

Further information or to arrange an inspection please contact:

Ed Smith

020 7659 4831

ed.smith@greenpartners.co.uk

Patrick Over

020 7659 4832

patrick.over@greenpartners.co.uk

Simona Malinova

020 7659 4826

simona.malinova@greenpartners.co.uk