

62/64 EAST STREET
CHICHESTER PO19 1HL



FREEHOLD, WELL SECURED, HIGH STREET RETAIL INVESTMENT OPPORTUNITY

green&partners

Investment Summary

- ▶ An **affluent, historic Cathedral City** and **popular retail and tourist centre** which is projected to see **significantly above average growth** in retail spend and population in the next few years.
- ▶ A **rare opportunity** to acquire a **prominent asset** on Chichester's premier retailing location.
- ▶ A substantial, well configured building of **7,231 sq ft** (671.77 m²).
- ▶ Secured to **The Entertainer (Amersham) Ltd** for a further **7.75 years**.
- ▶ **RPI linked** rent review in **July 2024**, 1%-4% cap and collar.
- ▶ **Freehold**.
- ▶ Potential to convert the extensive upper parts for alternative use, subject to vacant possession and planning permission.
- ▶ Current income of **£125,000 pax** (£80 Zone A). Rising to **£146,500 pax** in July 2024 based on our estimated RPI uplifts.

We are seeking offers in excess of **£1,680,000 (One Million, Six Hundred and Eighty Thousand Pounds)** reflecting a **net initial yield of 7%** and **reversionary yield of 8.21%** assuming our **estimated RPI uplift in July 2024**, allowing for graduated purchaser's costs.



Location

The Cathedral City of Chichester is an attractive, historic and thriving retail centre. It is the County Town for West Sussex and lies approximately 68 miles (109km) south west of London and 32 miles (51.5km) west of Brighton.



Chichester benefits from excellent road communications being situated close to the A27 dual carriageway which links the city with Brighton to the east and Portsmouth to the west. The A3, approximately 13 miles (21 km) to the west, provides fast and direct access to London and the M25 motorway.

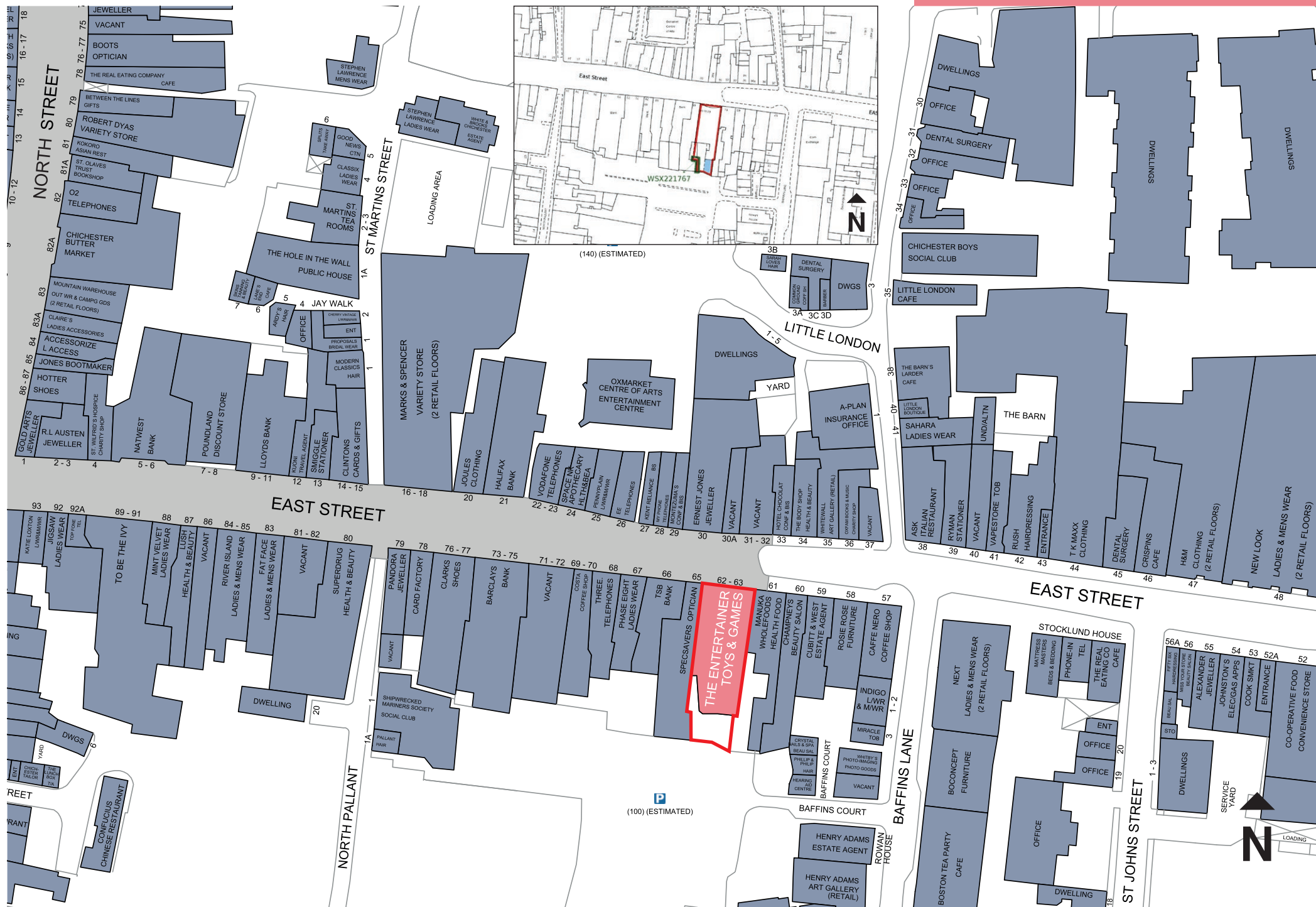


Chichester is served by a frequent local and mainline railway providing services to London Victoria (1 hour 30 minutes), as well as Southampton and Brighton.



London Gatwick Airport is located approximately 44 miles (71km) to the north east.





Demographics & Retailing In Chichester

Chichester has a catchment population of approximately **127,000** and is **projected to see significantly above average population growth between 2020-2025**. The city also benefits from **one of the most affluent catchments** with a significantly above average proportion of adults in AB and C1 social groups.

In addition, the city attracts a significant number of tourists. These statistics put the city ahead of other major popular tourist locations such as Canterbury and Stratford upon Avon.

The retail offer in Chichester is focused on the attractive East Street and North Street, intersecting at Market Cross. **Retail floor space provision is estimated at 730,000 sq ft** and the city has **above average quality of retail** provision relative to the size of the shopping population. There is **no covered shopping centre** within Chichester and the **out of town provision is principally limited** to bulky goods operators with limited scope for future development. As a result, Chichester benefits from strong occupational demand and one of the **lowest vacancy rates** in the UK.



Situation

Located on the premier retailing pitch in Chichester on the pedestrianised East Street the property is situated in the most desirable location within the city centre. National retailers in close proximity include **Mark & Spencer, NatWest, Lloyds Bank, Superdrug, Pret a Manger, Fat Face, Joules, HSBC, Jigsaw, Mint Velvet and Pandora**.



Description

Comprising **large and regular floorplates** and arranged over ground, first and second floors. The unit is considered a relative **rarity in Chichester** which lacks larger store opportunities. The subject property is not listed but does sit within Chichester's conservation area.

Tenure

Freehold.

Accommodation

Floor	Sq ft	M²
Ground Floor (Sales)	3,472	322.55
Ground Floor (ITZA)	1,381 units	
First Floor (Ancillary)	2,900	269.41
Second Floor (Ancillary)	859	79.80
Total	7,231	671.76

Tenancy

The entire property is let to **The Entertainer (Amersham) Ltd** on a Fully Repairing and Insuring lease from 5th July 2019, expiring on 24th January 2030 (**7.75 years unexpired**). The lease is subject to an upward only rent review in **July 2024 linked to RPI, annually compounded with a 1%-4% collar and cap**.

Current Income Pax

Current passing rent of **£125,000 pax** rising to **£146,500 pax** in July 2024 based on our estimated RPI uplifts.





Goods entrance and staff parking



Rental Commentary

We devalue the rent to £80.43 Zone A (£69.94 Zone A net), assuming A/20 at First Floor, and A/30 at Second Floor.

The prime historic rental tone peaked at approximately £190 Zone A. The passing rent represents a **significant discount to the historic peak**.

Covenant

The Entertainer (Amersham) Ltd Reg No:

The most recent accounts for the financial year ending 30/01/2021 are reported below:

Financial Year End	30 th January 2021
Turnover	£180,078,000
Pre-Tax Profit	£1,249,000
Total Assets	£106,904,000
Working Capital	£42,763,000
Delphi Score	100/100
Delphi Band	Very Low Risk

The Entertainer was founded in 1981 by Gary and Catherine Grant and is still owned by the family. With 170 stores in the UK and 30 others around the world as part of their international franchising programme, they have been one of the fastest growing toy retailers in the UK. The Entertainer brand is wholly owned by The Teal Group Holdings who also own Addo, Early Learning Centre, Poly and Juniors.

VAT

The property has been elected for VAT.

EPC

The property has a current EPC rating of **B37**.

Anti Money Laundering

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

Proposal

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