

FOR SALE



Investment

Offers over
£1,200,000
(NIY 7.11%)

26 Main Street, Prestwick, KA9 1NX



26 Main Street, Prestwick, KA9 1NX

Location

Prestwick is an affluent commuter town with a population of approximately 15,000 people located in the South Ayrshire Local Authority region approximately 3.2 miles north of Ayr, 10 miles south-west of Kilmarnock and 32 miles south-west of Glasgow.

The town is well located for access to the M77 motorway that provides direct access to Kilmarnock, Glasgow City Centre and Ayr. The M74 motorway is also accessible via the nearby A71 and is the main motorway connecting Scotland with England.

Excellent rail links are provided with regular daily services available to and from Glasgow Central Station with an average travel time of approximately 40 minutes. Prestwick International Airport is also located nearby just 1 mile north of the subjects.

Situation

The subjects command a highly prominent position on the west side of Main Street within its prime section where neighbouring occupiers include Tesco, Superdrug, Greggs, William Hill and Boots.

Description

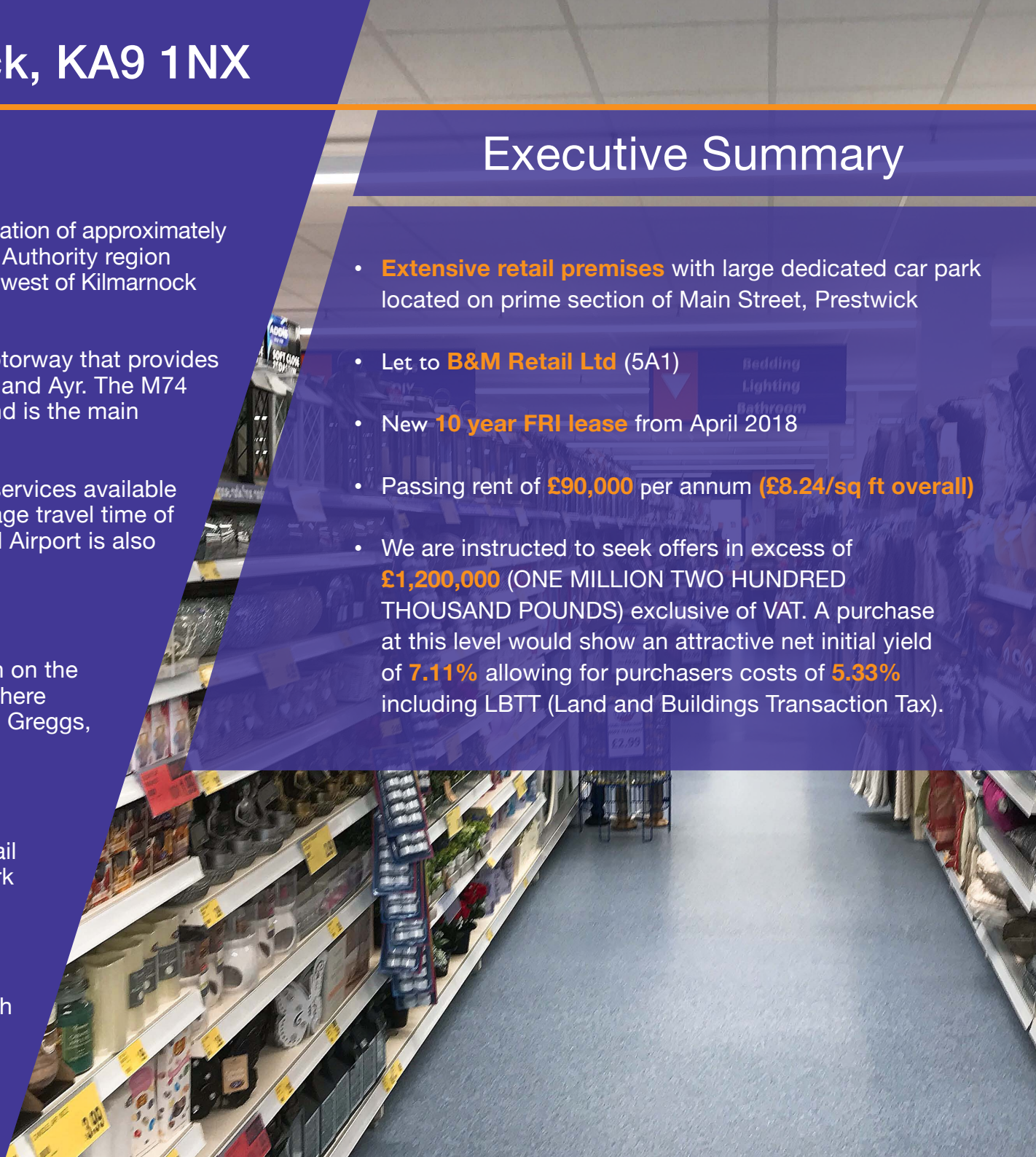
The subjects comprise extensive mid-terraced retail premises benefiting from a large dedicated car park to the rear.

Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a gross internal floor area of **1,014.54 sq m (10,920sq ft)**.

Executive Summary

- **Extensive retail premises** with large dedicated car park located on prime section of Main Street, Prestwick
- Let to **B&M Retail Ltd (5A1)**
- New **10 year FRI lease** from April 2018
- Passing rent of **£90,000** per annum (**£8.24/sq ft overall**)
- We are instructed to seek offers in excess of **£1,200,000** (ONE MILLION TWO HUNDRED THOUSAND POUNDS) exclusive of VAT. A purchase at this level would show an attractive net initial yield of **7.11%** allowing for purchasers costs of **5.33%** including LBTT (Land and Buildings Transaction Tax).



26 Main Street, Prestwick, KA9 1NX

Planning

Class 1 Consent of the Town and Country Planning (Scotland) Act 1997.

Tenancy

The subjects are let to B&M Retail Ltd on a straight 10 year lease from 9th April 2018. The passing rent is £90,000 per annum (£8.24/sq ft). The lease is subject to an upward only open-market review on 9th April 2023 subject to a maximum 10% uplift to £99,000 per annum. B&M were granted 6 months rent-free from the date of entry followed by 24 months at half-rent.

Covenant

B&M Retail Limited is one of the UK's largest retailers trading from approximately 540 stores with over 28,000 employees.

B&M Retail Limited had a strong financial year with revenues of £2,976.3m (22% increase) for the year to 31 March 2018.

YEAR TO DATE	TURNOVER	PRE-TAX PROFIT	NET WORTH
25/03/2017	£2,252,265,000	£198,006,000	£498,412,000
26/03/2016	£1,902,557,000	£168,121,000	£440,372,000
28/06/2015	£1,526,181,000	£151,063,000	£333,599,000

Group profit before tax also increased by 25.4% to £229.3m and the adjusted Group EBITDA increased by 17.2% to £261.7m. 47 new stores opened in the last financial year with a further 45 new stores planned for this financial year.



26 Main Street, Prestwick, KA9 1NX

VAT

The property has been elected for VAT, however, it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

Proposal

We are instructed to seek offers over £1,200,000 (One Million Two Hundred Thousand Pounds) subject to contract and exclusive of VAT for the Absolute Ownership. A purchase at this level would reflect a net initial yield of 7.11% allowing for purchasers costs of 5.33% including LBTT (Land Building and Transaction Tax).

Please note that any outstanding rent-free will be deducted from the purchase price.





Viewing & Further Information

Via the sole agents, Gerald Eve LLP;

Gregor Brown
 gbrown@geraldev.com
 T. 0141 227 2375



GERALDEVE

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

This statement does not affect any statutory rights you may have nor does it intend to limit Gerald Eve's liability which cannot be excluded or limited by law. Particulars issued July 2018. thedesigndepartment.com