

WELL LET RETAIL INVESTMENT



INVESTMENT SUMMARY

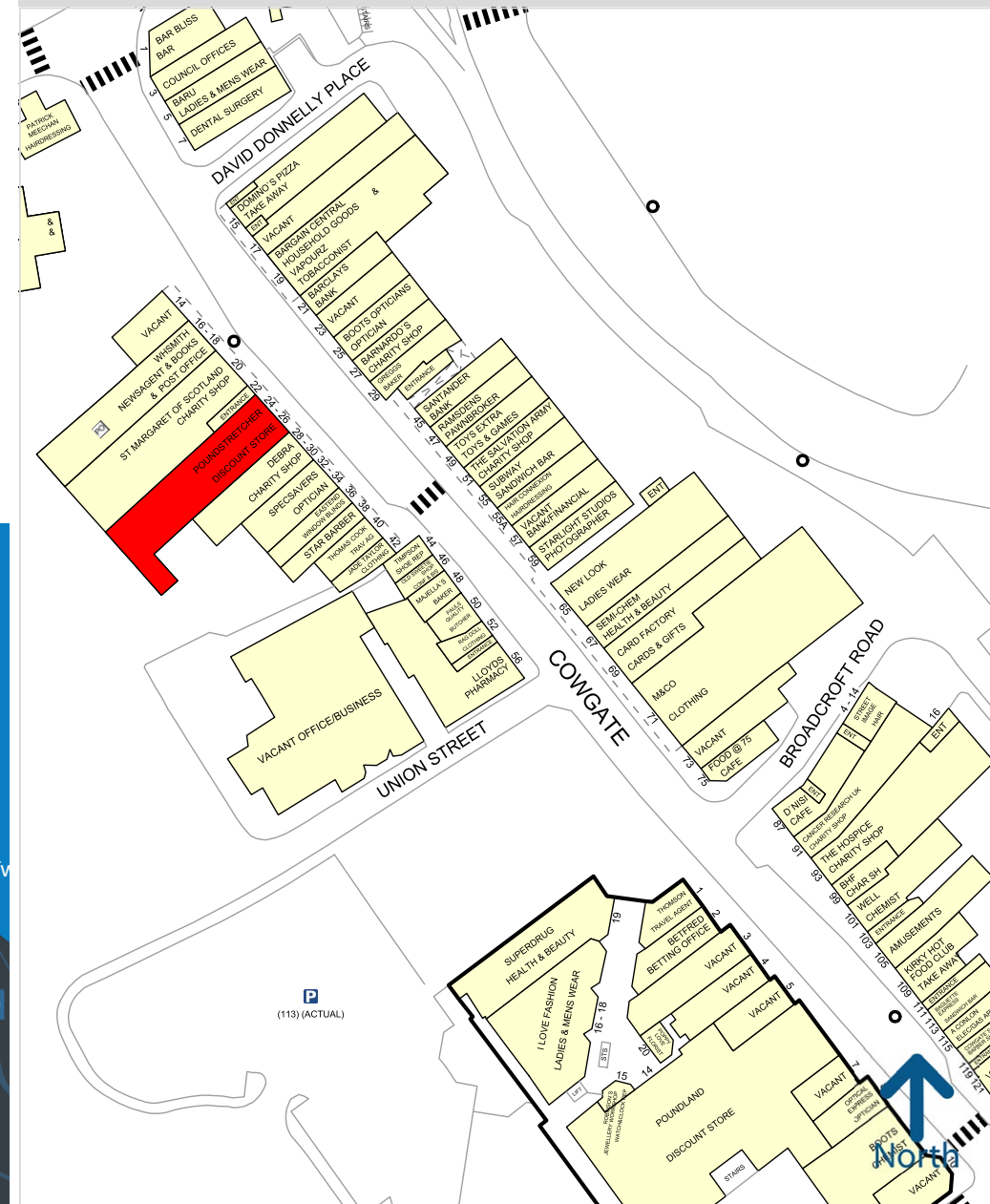
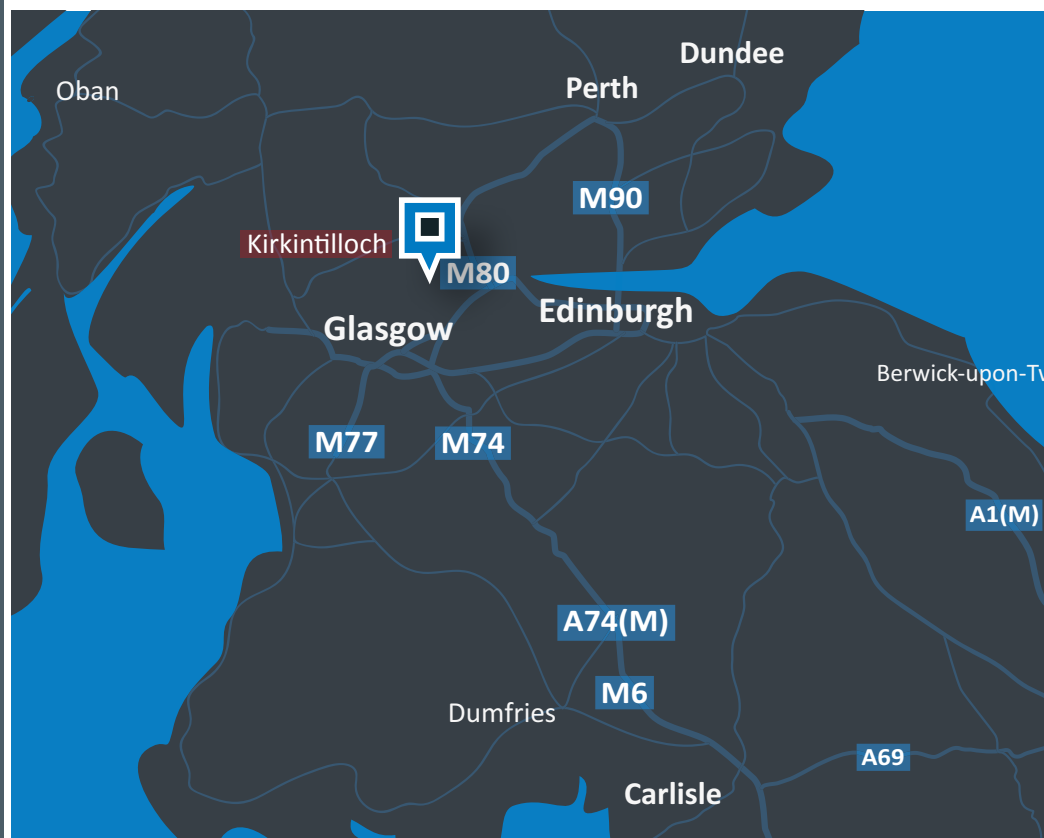
- ❑ **Prime High Street** unit let to **Poundstretcher Limited**
- ❑ **Large** retail unit
- ❑ **New 10 year lease** to Poundstretcher Limited
- ❑ **Re-based rent**

We are instructed to seek offers in excess of **£475,000 (Four Hundred & Seventy Five Thousand Pounds)**, which reflects a **Net Initial Yield of 8.05%** after purchase costs of 4.59%.

LOCATION

Kirkintilloch is an attractive market town situated just North of Glasgow with a population of 19,200 people. The town dates back to Roman times when it was one of the most northerly outpost of Roman Britannia situated on the Antonine Wall. The town lies 14 Kilometres (9 miles) north of Glasgow, 75 Kilometres (47 miles) west of Edinburgh and 32 kilometres (20 miles) south of Stirling. The town has excellent access to the wider area being just off the M8 & M80 motorways which links Edinburgh, Glasgow, Stirling and Falkirk.

The town also has excellent rail links with a journey time to central Glasgow of just 11 minutes and 50 minutes to Edinburgh. The town is also in close proximity to Glasgow airport, which is just 32 kilometres (20 miles) to the West.





SITUATION

The property is situated on the prime section of Cowgate, the main retail pitch within the town, close to the bus drop off point and the Regent Shopping Centre. Nearby occupiers include Barclays, Subway, Specsavers, Santander, Ramsdens, Thomas Cook, Timpson's, WH Smith (Post Office), New Look, M&Co and Card Factory.

DESCRIPTION

The property provides a mid-terraced two storey retail unit of brick construction under a flat felt roof. The property consists of a large ground floor retail unit with first floor storage and staff facilities. The property has the benefit of rear loading and lift access between floors. To the front the property has a traditional retail frontage onto prime Cowgate.



TENURE

The property is Heritable (Scottish equivalent to English freehold).

ACCOMMODATION

The property has the following areas:

Unit	Sq ft	Sq m
Ground Floor Sales	5,014	465.8
Ground Floor office	88	8.2
1st floor Stores	3,959	367.8
1st Floor office/Staff	374	34.7

TENANCY

The property is let by way of a new 10 year FRI lease at an initial rent of £40,000pa. The tenant has an option to break at the end of the 5th year. If the tenant exercise's the break option they are to pay the Landlord £20,000. The tenant was given the benefit of 12 month's rent free at the start of the term, which is being paid as half rent for the first 2 years. The Landlord will top the rent free up on completion.

RENTAL COMMENTARY

The previous rent was £50,000pa. However at lease renewal the rent was reduced to £40,000pa. We have analysed the rent to be £5.50per sq ft on an overall basis. In arriving at this we have assumed half rate on the first floor space. In our opinion this gives plenty of opportunity for future rental growth.

TENANT COVENANT INFORMATION

POUNDSTRETCHER LIMITED

Poundstretcher was established in 1981 and has developed into one of the country's leading variety discount retailers trading from over 400 stores nationwide and employing over 6,000 staff. A summary of their last three years accounts are set out below:

Year End	31st March 2017	31st March 2016	31st March 2015
Turnover	£387,380,415	£429,538,926	£438,324,686
Profit	£2,730,262	£2,405,347	£2,834,302
Shareholder Funds	£19,911,546	£17,836,284	£16,829,937

EPC

An EPC has been commissioned and is available on request.

VAT

The property is elected for VAT and it is anticipated that the sale will be treated as a TOGC.

PROPOSAL

We are instructed to seek offers in excess of **£475,000 (Four Hundred & Seventy Five Thousand Pounds)** excluding VAT. A purchase at this level would reflect a **Net Initial Yield** of **8.05%** after purchaser's costs of 4.59%.

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:

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Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. January 2018.



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