

# PRIME RETAIL INVESTMENT



190 HIGH STREET **NORTHALLERTON** NORTH YORKSHIRE DL7 8LF



# INVESTMENT HIGHLIGHTS

- 100% Prime pitch
- Let to excellent covenant of WH Smith Retail Holdings Ltd - £440m of Shareholders Funds
- Recently added Post Office within the unit (June 2019)
- Re-based Rent

We are instructed to seek offers in excess of **£1,200,000** which reflects a net initial yield of **6.94%**.

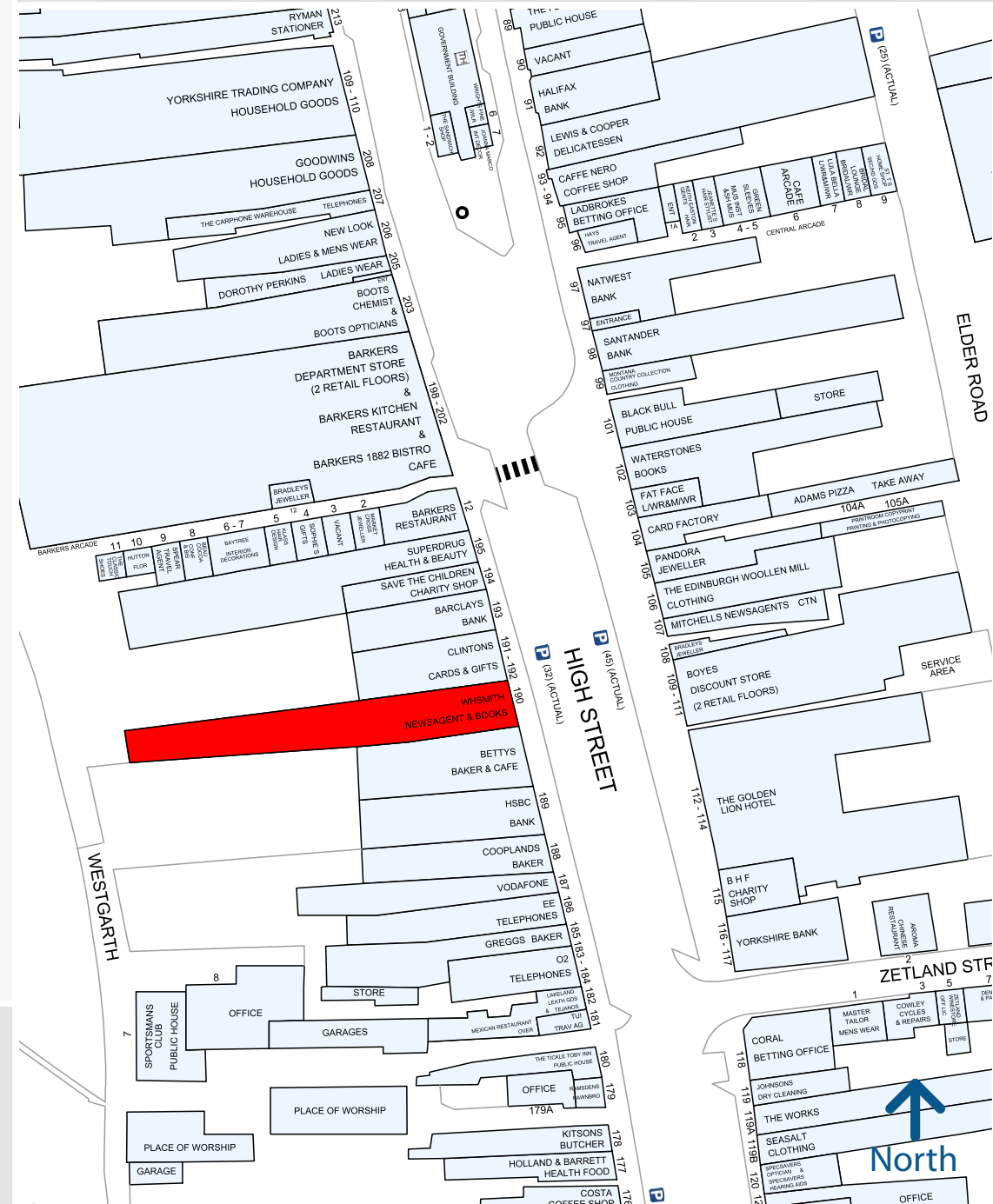


## LOCATION

Northallerton is an affluent North Yorkshire market town which forms part of the Hambleton District. It lies approximately 52 Kilometres (32 miles) north west of York, 96 Kilometers (60 miles) south of Newcastle and 80 Kilometres (50 miles) north of Leeds.

It benefits from excellent rail and road connections. It lies on the East Coast main line, with a fastest train journey to London of just 2hours 22 minutes and to York of just 19 minutes. The A1(M) is easily accessible and lies just 9 Kilometres (6 miles) west of the town. To the east the A19 is only 7 Kilometres (4 miles) from the town. Both roads link into the wider region and provide the main spine roads running North/South.

Northallerton is the regional centre which serves the wider district. The town has a population of 16,832 and a wider catchment of 89,700. It provides the main retail offer for the region and is home to both Hambleton District Council and North Yorkshire County Council.





## SITUATION

The property is situated in 100% prime pitch on the western side of High Street, Northallerton's main retail destination and thoroughfare. The property is situated between Clinton Cards and the World famous Betty's Tea Rooms. Other nearby occupiers include Fatface, Waterstones, HSBC, Café Nero, Seasalt, EE, Greggs, Pandora and Barkers department store. The town benefits from ample car parking including street parking to the front of the property.







## DESCRIPTION

The property consists of a mid terraced retail unit of traditional construction under a pitched slate roof. The front of the building provides ground floor retail with 2 upper floors. To the rear the property has been extended at ground floor level under a flat felt roof. There is car parking and loading access to the rear of the premises. The original property and the extension provide for a large un-interrupted retail unit behind a traditional glazed frontage.

The post office is a recent addition to the store and was fitted out and opened in June 2019.





TENURE

The property is freehold.

ACCOMMODATION

Area	Sq ft	M2
Ground Floor Sales	4,860	451.5
ITZA	1072	99.6
1st Floor	279	25.9
2nd Floor	387	35.95
Total NIA	5,526	513.4

RENTAL COMMENTARY

The current rent of £88,225pa devalues to £85 Zone A which is the tone for the pitch. The rent was rebased in 2017 from it’s previous level of £92,600pa. The devaluation is based on £4 per sq ft for first floor ancillary and £1 per sq ft for second floor ancillary. There is £225 for a car parking space to the rear and a 5% end allowance for shape.

TENANCY

The property is let to WH Smith Retail Holdings Limited (Company Number 00471941) by way of a 5 year full repairing and insuring lease from 9th November 2017 at a rent of £88,225 per annum.

COVENANT

WH Smith Retail Holdings Limited is a wholly owned subsidiary of WH Smith PLC. WH Smith is one of the most recognisable retail brands in the UK. They trade from over 600 stores throughout the country and date back to 1792. In addition they now also trade in Australia, South East Asia, India and the Middle East. WH Smith PLC has an annual turnover in excess of £1.2bn. A summary of the last 3 years accounts for WH Smith Retail Holdings Limited is set out below:

Year End	31st August 2018	31st August 2017	31st August 2016
Turnover	£180,610,000	£181,024,000	£175,131,000
Pre Tax Profit	£115,766,000	£67,219,000	£75,302,000
Shareholder’s Funds	£440,781,000	£450,726,000	£462,311,000

EPC

An EPC has been commissioned and is available on request.

PROPOSAL

We are instructed to seek offers in excess of **£1,200,000**, which reflects a net initial yield of **6.94%** after purchaser’s costs of 5.93%.

VAT

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

CONTACT



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