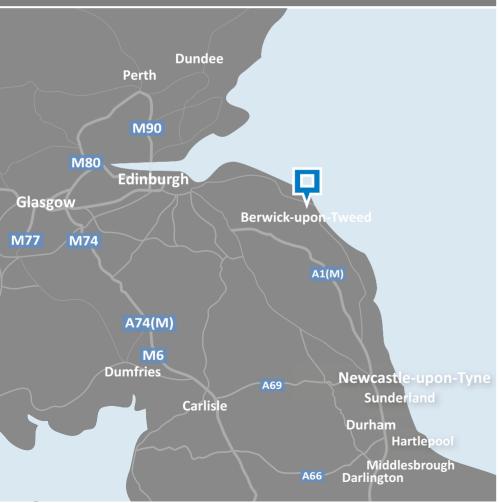


INVESTMENT HIGHLIGHTS

- □ **100% Prime pitch.** Best units in the town
- □ Let to excellent covenants of Vodafone and The Works Stores Limited
- □ New letting to The Works
- Northumberland was voted UK's best holiday county in 2018 British Travel Awards

We are instructed to seek offers in excess of £665,000 which reflects a net initial yield of **7.5%** after purchaser's costs of 5.22%.



LOCATION

Berwick upon Tweed is an historic market town situated in the County of Northumberland. It lies approximately 64 miles (103 Kilometres) north of Newcastle upon Tyne and 56 miles (90 Kilometres) south east of Edinburgh. The town benefits from excellent transport links being situated on both the A1 which is the main road linking London to Edinburgh and the East Coast main line, the main rail link between the two cities. Travel times to both Newcastle and Edinburgh are just over 1 hour with train times of circa 40/45 minutes.

Edinburgh and Newcastle international airports are also easily accessible being just 65 (104 Kilometres) and 62 miles (100

Kilometres) respectively from the town.

Berwick has a current population of 12,043 according to the 2011 census. In addition to this it has 17,069 people within a 15 minute drive time and 39,260 within a 30 minute drive time.

In 2018 Northumberland was voted the UK's best holiday county in the British Travel Awards. As a result of this, the noticeable increase in tourism has for the first time lead to the Northumberland Tourist industry generating in excess £1billion per annum.





SITUATION

The property is situated in 100% prime pitch on the northern side of Marygate, Berwick's main high street and thoroughfare. The pitch also benefits from a wide pavement allowing pedestrian flow, market stalls and seating.

Nearby occupiers include Costa, Savers, Greggs, Card Factory, Boots, Homebargains, Holland & Barrett, WH Smiths and Café Nero.







DESCRIPTION

The property consists of a mid-terraced retail block of brick construction under a pitched tile and partially flat felt roof.

At ground floor level the property provides two good sized retail units with traditional glazed frontage.

The first floor provides ancillary accommodation above Units 50/52 occupied by The Works.

48 Marygate which is occupied by Vodafone has ground floor only.







ACCOMMODATION & TENANCY INFORMATION

Property	Tenant	Lease Start	Lease End	Rent	Break	Area	M2	Sq ft	Zone A	Market Rent	Comment
48 Marygate	Vodafone Ltd	29.09.2017	28.09.2022	£15,000	29.09.2020	Ground	115.7	1,245	£26.55	£22,450	The lease is subject to tenant option to break giving the landlords 6 months notice and payment of a break penalty of £3,750 + VAT.
						ITZA	52.5	565			
50/52 Marygate	The Works Stores Ltd	02.08.2019	01.08.2024	£37,500		Sales	175.9	1,893	£39.71	£37,500	The tenant has a limited liability on repairs to the car park at the rear.
						ITZA	78.9	849			
						1st	163.1	1,893			
Total				£52,500			454.7	5,031		£59,950	

RENTAL COMMENTARY

The Works letting was completed in August 2019 and is the latest letting in the pitch. The rent shows a Zone A rate of £39.71 per sq ft. This is in line with the Clarks rent at 42 Marygate at £37.35 per sq ft in terms of Zone A. Superdrug also renewed at 54-58 Marygate in 2015 at £39 per sq ft ITZA. Given the evidence above we would suggest the 48 Marygate is reversionary.

COVENANT

The Works Stores Limited (Company No 06557400)

The Works was founded in 1981 and has grown to be one of the UK's leading multichannel specialist retailers of value, gifts, arts, crafts, toys, books and stationary. Today the company trades from over 450 stores throughout the UK and Ireland. On the 19th July 2018 The Works completed their IPO and were listed on the London Stock Exchange. A summary of their last three years accounts are set out below:

Year End	29th April 2018	30th April 2017	1st May 2015
Turnover	£192,100,000	£166,421,000	£154,398,000
Pre Tax Profit	£7,537,000	£5,371,000	£9,796,000
Shareholder Funds	£31,244,000	£24,494,000	£20,080,000

Vodafone Limited (01471587)

Vodafone are one of the world's leading mobile communications providers

operating in 26 countries. They have 444 million customers including 19.5 million in the UK. Vodafone Limited is a wholly owned subsidiary of Vodafone Group PLC which has an annual turnover of £38.9bn and shareholder funds of £55bn. A summary of Vodafone Limited's last three years accounts are set out below:

Year End	31st March 2018	31st March 2017	31st March 2016
Turnover	£6,253,600,000	£5,843,900,000	£6,183,500,000
Pre Tax Profit (Loss)	(£339,900,000)	(£668,500,000)	(£636,800,000)
Shareholder Funds	£6,246,000,000	£6,357,000,000	£7,199,400,000

FPC

An EPC has been commissioned and is available on request.

PROPOSAL

We are instructed to seek offers in excess of £665,000, which reflects a net initial yield of 7.5% after purchaser's costs of 5.22% and a reversionary yield of 8.57%.

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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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. September 2019.

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