



PRIME RETAIL INVESTMENT

UNIT 186 NEWBOROUGH SCARBOROUGH YO11 1ET

INVESTMENT HIGHLIGHTS

- **100% Prime** pitch
- Let to **excellent covenant** of JG Foods Limited
- **Break not exercised**
- **Re-based rent** of £32,500pa

We are instructed to seek offers in excess of **£312,500** which reflects a net initial yield of **10.05%** after purchaser's costs of **3.44%**.



LOCATION

Scarborough is a popular north eastern seaside town located in North Yorkshire approximately 40 miles (64 km) north east of York and 42 miles (67 km) north of Hull. It is the largest holiday resort on the Yorkshire Coast and as such, benefits from a strong tourist industry, especially during the summer months.

The town benefits from good communication links with the A64 providing access to York which is 40 miles (64 km) to the south west. The A165 provides access to Hull which is 42 miles (67 km) to the south, and the A171 provides access to Middlesbrough which is 47 miles (76 km) to the north west.

Scarborough railway station provides direct Trans-Pennine express services between Scarborough, Leeds, Manchester and Liverpool. The nearest international airport is Leeds Bradford Airport which is located 68 miles (109 km) to the south west.

SITUATION

The property is situated in 100% prime pitch on the north side of Newborough at its corner with North Street. Nearby Occupiers include M&S who are currently refurbishing their store along with TK Maxx, Millets, Trespass, Weird Fish, Tui, German Donner Kebab, Cotton Traders, Card Factory, Clarks, EE and Nat West amongst others.

DESCRIPTION

The property is an attractive corner property arranged over ground and 3 upper floors. The retail unit is ground floor only and accessed from Newborough with a return frontage onto North Street.

The upper floors have recently been sold off for conversion to residential on a 999 year lease at a peppercorn. Further information can be provided on request.





ACCOMMODATION

The property has the following areas:

Area	Sq ft	M2
Ground	1,010	93.88
ITZA	659	61.22

TENURE

The property is Freehold.

TENANCY

The property is let to JG Foods Limited on an FRI lease for 10 years from 1st June 2017, expiring 31st May 2027 (approximately 4 years remaining). The current rent is £32,500 per annum. The rent was originally £37,500 pa but reduced to £32,500 pa in return for not exercising the break option.

COVENANT

JG Foods Limited (Company No 08178714)

International Score – A – Very Low Risk

Credit Safe Risk Score – 86/100 Which is up from a previous score of 73/100. The score puts the company in the top 25% of over 6,000 companies sampled in similar industry.

JG Foods Limited Trades as Grape Tree. The company was founded by Nick Shutts and Nigel Morris who had previously built Julian Graves. The company was founded in 2012 and now has in excess of 100 stores throughout the UK and a successful online business. A summary of their last three years accounts are set out below:

Year End	31st December 2022	31st December 2021	31st December 2020
Turnover	£38,299,850	£34,162,537	£31,645,527
Pre-Tax Profit	£1,587,993	£1,407,421	£1,011,311
Shareholder Funds	£5,929,926	£4,709,759	£3,702,338

PROPOSAL

We are instructed to seek offers in excess of **£312,500**, which reflects a net initial yield of **10.05%** after purchaser's costs of 3.44%.

VAT

The property is NOT elected for VAT.

EPC

The property has an EPC rating of B-35.



CONTACT



James Metcalf
e: james@mhpi.co.uk

Simon Harland
e: simon@mhpi.co.uk

t: 0191 255 7770

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. July 2023.

Designed by white button