

CONVENIENCE SUPERMARKET RETAIL INVESTMENT

1-11 QUEEN STREET AMBLE NORTHUMBERLAND NE65 0BX



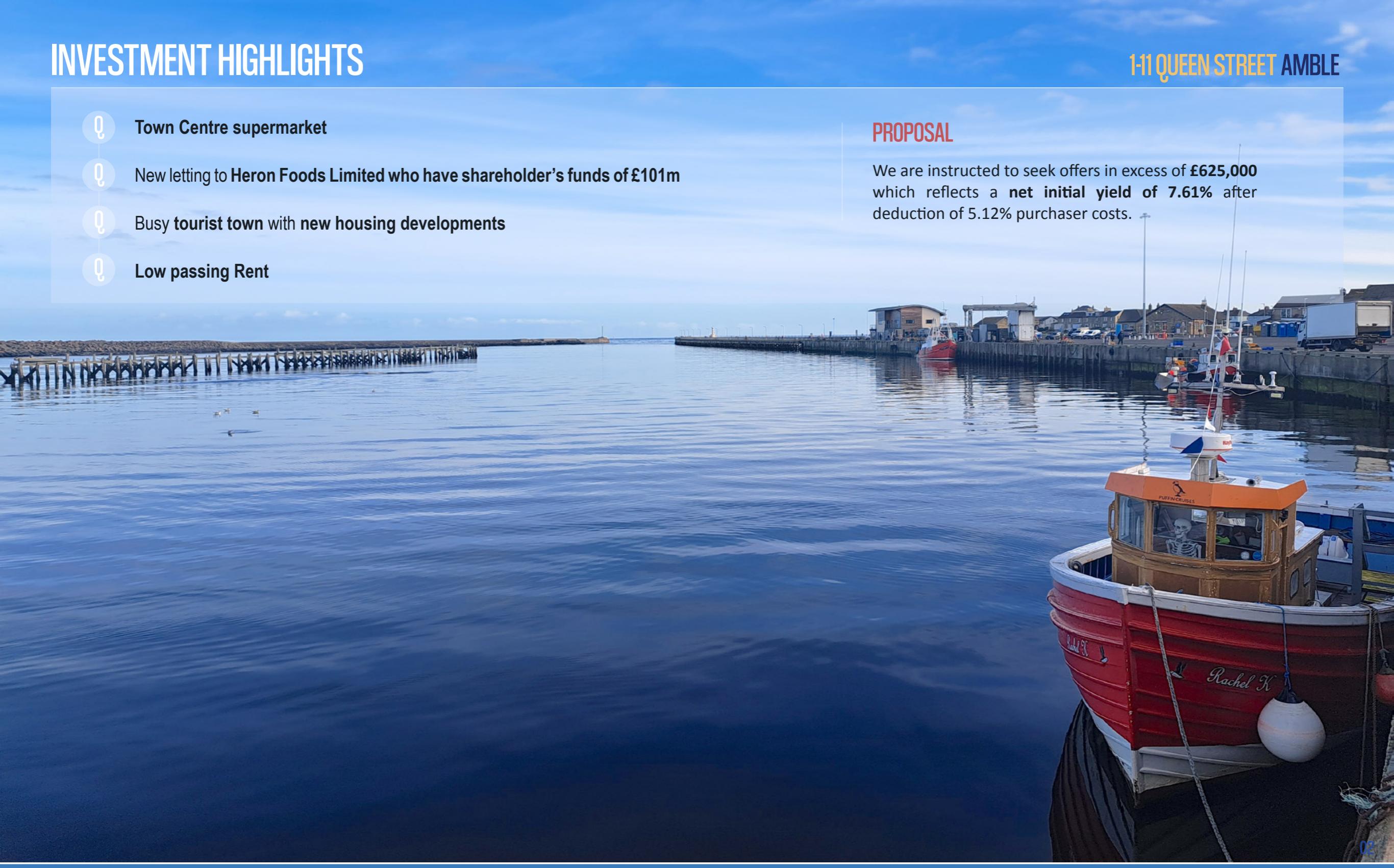
INVESTMENT HIGHLIGHTS

1-1 QUEEN STREET AMBLE

- Q Town Centre supermarket
- Q New letting to Heron Foods Limited who have shareholder's funds of £101m
- Q Busy tourist town with new housing developments
- Q Low passing Rent

PROPOSAL

We are instructed to seek offers in excess of **£625,000** which reflects a **net initial yield of 7.61%** after deduction of 5.12% purchaser costs.



LOCATION

Amble is an attractive town situated on the Northumberland Coast at the mouth of the River Coquet. It has a population of circa 6,000 people. The town is situated approximately 30 miles north of Newcastle upon Tyne, 14 miles north of Morpeth and 9 miles south of Alnwick.

The town is a popular tourist destination within the Northumberland Coastal Area of Outstanding Natural Beauty. Local attractions include Warkworth Castle and Coquet Island. The town which has a strong fishing heritage has a marina which provides over 250 berths.

GROWTH

The town is benefiting from the tourist boom currently being experienced in Northumberland. This can be seen with the number of award winning restaurants and gastro pubs in Amble. Tourism in Northumberland has grown considerably in recent years and contributed £1.2bn to the County's economy in 2023, which was up 7% on the previous year. The town sits between two of Northumberland's finest beaches in Warkworth to the north and Low Hauxley to the south. There are numerous boat trips from the harbour to Coquet Island which is home to 35,000 nesting sea birds and 600 seals. There are also an increasing number of dolphins and orcas being spotted off the Northumberland Coast which is another tourism boost.

TOURISM

The town also benefits from the Amble Links Holiday Park, which is a 52 acre park providing circa 650 pitches which provides a population when full of circa 3,500 people.

In addition, there are in excess of 1,000 new homes being built by Persimmon, Personna and Tantallon which will significantly increase the town's population.

SITUATION

The property occupies a prominent position on the corner of Queen Street and High Street in the centre of Amble.

The surrounding area is predominantly independent retailers, café's, restaurants and pubs.

111 QUEEN STREET, AMBLE

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DESCRIPTION

The property consists of stone build corner property over 2 floors sitting under a predominantly pitched slate roof.

The rear of the property is single storey sitting under a flat felt roof. To the rear of the property is a loading bay and car park for 10 cars.

TENURE

The property is freehold.

ACCOMMODATION

Area	Sq ft	M2
Ground Floor	571.47	6,151
1st Floor	379.19	4,082
Total NIA	950.66	10,223

TENANCY

The property has been let to Heron Foods Limited by way of a new 10 year lease from 27th August 2025 at an initial rent of £50,000pa. There is a tenant only option to break on 27th August 2030. The lease is drafted on FRI terms subject to a schedule of condition. The tenant benefits from 6 months rent free, with a rent commencement date of 28th February 2026. There is a rent review in the 5th year of the lease. The rent review is capped at 115% of the current rent, so the maximum the rent can go to at review is £57,500pa.

RENTAL COMMENTARY

The current rent of £50,000pa devalues to £6.10per sq ft assuming half rate on the first floor. We would suggest this is a low rent from which genuine rental growth could be achieved at review.

COVENANT

Heron Foods Limited (Company No 01392197)

Creditsafe Score 99/100

International Score – A (Very Low Risk)

Heron Foods was established in 1979 and was eventually bought by B&M Stores in 2017. The business now trades from over 340 stores throughout the UK and employs over 6,000 people. B&M, the parent company, is listed on the London Stock Exchange and has a current Market cap of £2.29bn. A summary of Heron Foods Limited's last three years accounts are set out below:

Year	29th March 2025	30th March 2024	25th March 2023
Turnover	£546,474,000	£560,585,000	£490,669,000
Pre-Tax Profit	£18,346,000	£22,708,000	£16,967,000
Shareholder Funds	£101,293,000	£98,064,000	£86,559,000

EPC

The property has an EPC rating of 70-C.

PROPOSAL

We are instructed to seek offers in excess of **£625,000**, which reflects a net initial yield of **7.61%** after purchaser's costs of 5.12%.

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. January 2026.

