

HUDSON & Co.

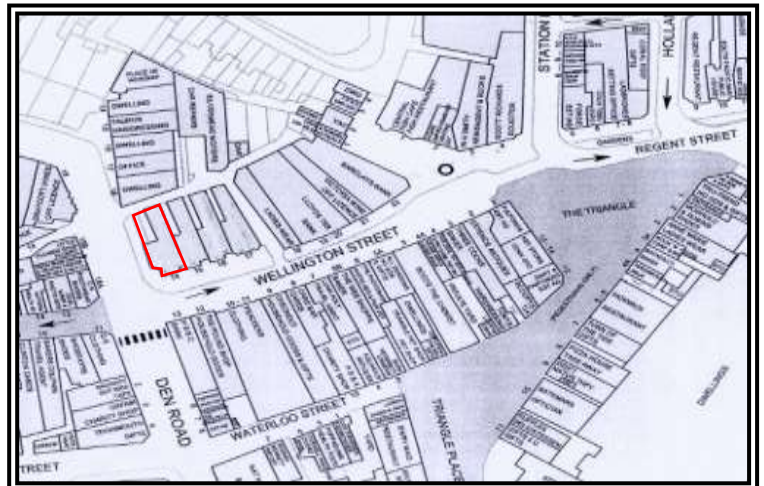
RETAIL INVESTMENT

TEIGNMOUTH

PRIME

TOWN CENTRE LOCATION

LET TO HOLLAND & BARRETT LTD



14, Wellington Street, Teignmouth, Devon TQ14 8HW

One of two adjoining retail investments in a prominent prime position adjacent William Hill, Boots, Peacocks, and Subway

Ground Floor Retail Premises 1,015 Sq Ft (ITZA: 615 sq ft)

Current Rent £25,000 pax / Lease expiry 2017

New 999 Long Lease / Price: £320,000 / Yield: 7.38%

FOR SALE

01392 477497

14, Wellington Street, Teignmouth, Devon TQ14 8HW

LOCATION: The property occupies a prime position in the popular town of Teignmouth, which lies between Torquay and the city of Exeter. One of two adjoining retail investments that are for sale and situated in a very prominent location at the junction of Wellington Street, the main retailing area, and Orchard Gardens, the primary road link to the town centre, car parking and sea front.

Wellington Street and Bank Street are the main retailing streets in Teignmouth with the subject property being adjacent to Boots, William Hill and Peacocks. Teignmouth is a popular coastal and seaside town, with a resident population of around 15,000, and having a large influx of visitors in the summer.

DESCRIPTION: The property comprises an end of terrace self-contained ground floor lock up shop, forming part of a period building which was substantially refurbished in 2005/2006, and more recently externally re-decorated in 2014. The premises have good frontage to Wellington Street and a prominent return frontage to Orchard Gardens with good prominence to Bank Street.

ACCOMMODATION:

GROUND FLOOR		
Internal Width	5.94 m	19.60 ft
Built depth	20.12 m	66.00 ft
NIA	94.33 sq m	1,015 sq ft
ITZA (VOA areas)	57.20 sq m	615 sq ft

SERVICES: We are informed that all main services are connected to the property.

RATES:

Shop and premises **Rateable Value: £23,500**

TENANCY: The premises are let to Holland & Barrett Ltd trading as Holland & Barrett by way of a ten year lease from the 12th March 2007 without break. The lease is on a contributory Full Repairing and Decorating basis and the passing rent is £25,000 pax. The tenant is to re-imburse the Landlord a fair proportion of the building insurance, and to pay a fair proportion of the service charge for works and services to the main building and exterior. The charges for 2014 are as follows:

Insurance: £443.18 (7.5% of total) External service charge: £862.50 (7.5% of total)

2014 is the first year that an external service charge had been collected for the redecoration of the building exterior. Our clients do not anticipate collecting an external service charge again until the exterior of the building needs redecoration in a few years' time.

TENANT COVENANT: Holland and Barrett are the UK leading retailer of vitamins, minerals and herbal supplements. Their stores are a familiar sight in most of the major cities and towns across the United Kingdom and Ireland, where they operate over 620 outlets. They also operate stores in South Africa, Singapore and Malta as well as in the Netherlands where they trade as De-Tuinen. Originally formed in 1870, the company was brought by a US company NBTY in 1997 who were themselves acquired in 2010 by the Carlyle Group, a US private equity group, who also own Alliance Boots which includes Boots the Chemist and the Alliance Pharmacy in the UK. The latest financial results are outlined as follows:

	30/09/2013 (000's)	30/09/2012 (000's)	30/09/2011 (000's)
Turnover	£349,637	£335,286	£307,766
Pre-Tax Profits	£84,309	£74,421	£56,966
Net Tangible Worth	£251,454	£193,650	£134,681

PROPOSAL: We are instructed to seek offers in the region of **£320,000 (Three Hundred & Twenty Thousand Pounds)** for a 999 year long leasehold interest at peppercorn, subject to and with the benefit of the existing tenancy. A purchase at this level provides a purchaser with a **net initial yield of 7.38 %** assuming purchaser's costs of 5.8%.

The adjoining investment at 15, Wellington Street, let to William Hill, is also for sale. Full details on request.

N.B. All figures quoted are exclusive of V.A.T

EPC: Energy Performance Asset Rating C.

LEGAL COSTS: Each party is responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the Joint Sole Agents

Savills Bristol
Contact: ANDREW PHILLIPS
Tel: 0117 910 2354
adphillips@savills.com

HUDSON & Co. Exeter
Contact: DAVID EDWARDS
Tel: 01392 477497
david@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract