

SUPERB TOWN CENTRE RETAIL SCHEME

GROVE SHOPPING CENTRE, MARKET STREET, DOWNPATRICK, BT30 6DP

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

FOR SALE

GROVE SHOPPING CENTRE, MARKET STREET, DOWNPATRICK, BT30 6DP

INCOME OF
£520,850 PER ANNUM

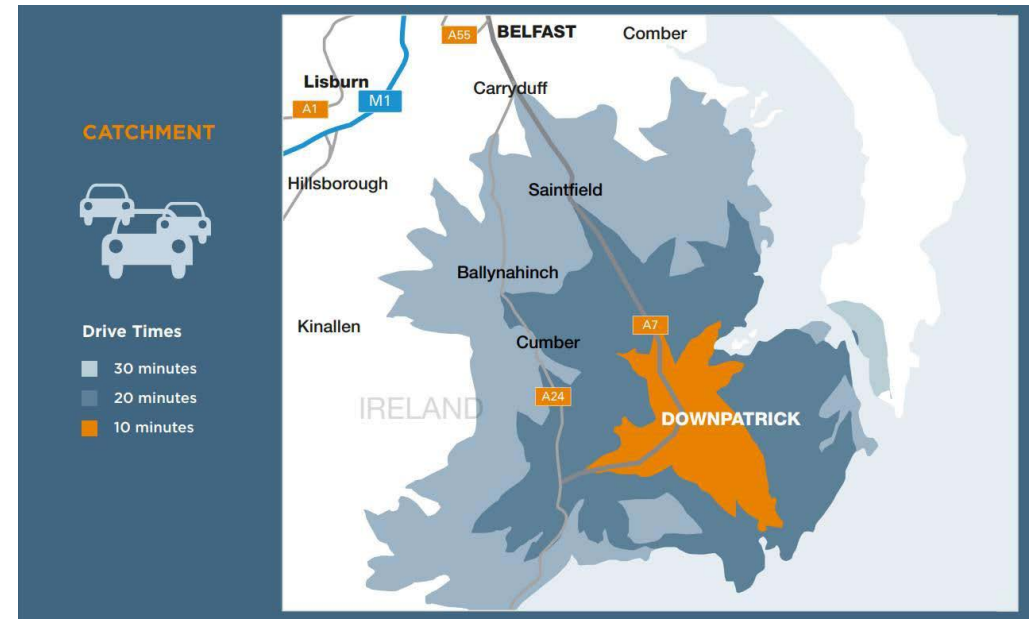


Location

THE PROPERTY IS LOCATED ON MARKET STREET, DOWNPATRICK, 21 MILES SOUTH EAST OF BELFAST AND 31 MILES NORTH OF NEWRY. DOWNPATRICK IS A THRIVING MARKET TOWN, THERE ARE 15 SCHOOLS IN THE TOWN (OVER 5,000 PUPILS) AND THE SOUTHERN EASTERN REGIONAL COLLEGE (OPPOSITE THE GROVE) HAS OVER 1,000 EMPLOYEES AND 35,000 ENROLMENTS.

Downpatrick is the administrative centre and joint headquarters of the Newry, Mourne & Down District council. It has excellent connectivity to Belfast via the A7. The A25/B8 provides direct access to Newry and the A1 Dual Carriageway linking the north to the south.

Its catchment includes Ballynahinch, Newcastle, Carryduff, Saintfield, Killyleagh, Strangford, Portaferry, Ardglass and Crossgar.



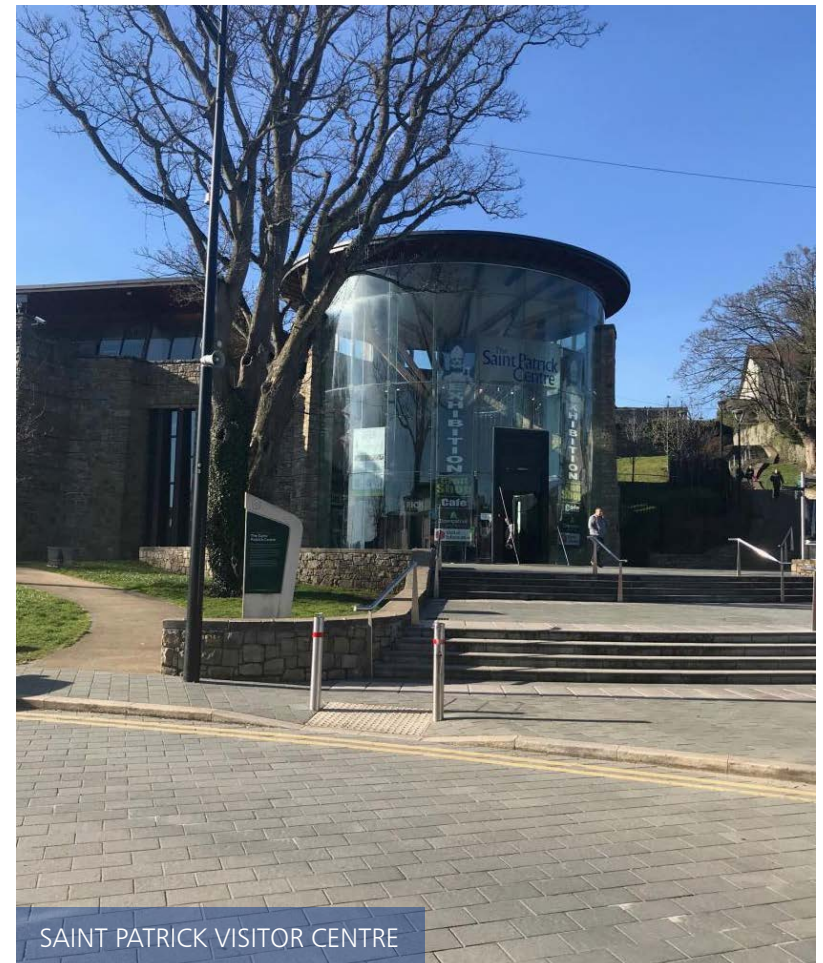
Description

THE CENTRE WAS DEVELOPED IN 2000 AND COMPRISES 20 RETAIL UNITS PROVIDING A TOTAL AREA OF C. 45,000 SQ FT (4,182 SQ M).

The site extends to 1.27 acres.

The centre benefits from having a number of quality retailers as tenants, including; B & M Bargains, Savers, Poundland, Specsavers and SD Kells. The tenant line up is remarkable for its low level of dependence and competition from online sales.

The property provides an excellent opportunity for a number of asset management exercises to enhance returns and value.



Situation

THE GROVE IS ARGUABLY DOWNPATRICK'S NO.1 RETAILING DESTINATION OCCUPYING A PRIME LOCATION ON MARKET STREET ADJACENT TO ST. PATRICK'S EXHIBITION CENTRE, THE TRANSLINK BUS CENTRE AND THE REGIONAL COLLEGE.

The centre also benefits from a total of 450 car park spaces to the rear of the scheme outside the ownership of the centre.

Other occupiers within the vicinity of the subject premises include; Lidl, Bank of Ireland, Boots, Sports Direct, Santander and Subway.

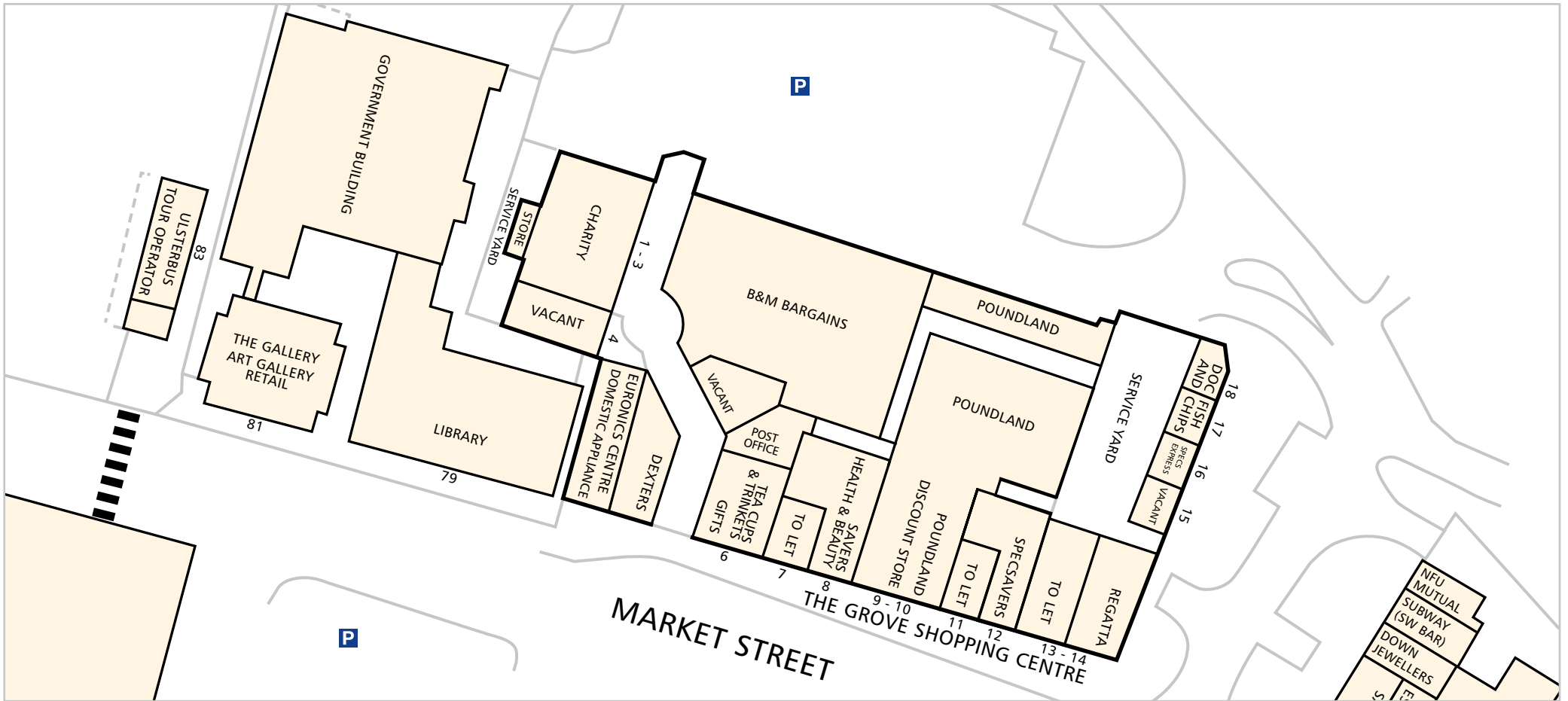


Tenancy Overview

- Scheme anchored by B & M Home Bargains and Poundland. Other blue chip tenants include, Superdrug Plc, Specsavers & SD Kells.
- A 12 month rental guarantee will be offered on the vacant units.
- All leases are effectively full repairing and insuring.



Traders Plan



Tenancy Schedule

Unit Number	Tenant	Trading As	Floor Areas	Net Rent PA	Lease Details					Comments
			Sq Ft		Term	Lease Start	Lease End	Rent Review	Review Frequency	
Kiosk	----- Unit Vacant -----		300	£5,000.00						
Mall Pomotion Area 2 X Twin Winner 2 X Kiddie Rides	Clearhill Enterprises Ltd	Clearhill	0		1 yr	22-Dec-16	21-Dec-17	n/a		All inclusive fixed price guarantee monthly income licence fee of £3,000 net pa (or £250 net pcm). Paid on the 1st of every month. Licensee is not recharged electricity.
Mall Promotion Area	----- Unit Vacant -----									
Mall Promotion Area	Aoife & Co (NI) Ltd		0	£5,000.00	7 mths	01/07/2017	31/01/2018	n/a		Monthly Licence Fee of £416.67 plus VAT inclusive of service charge, building insurance and Vat but exclusive of rates.
Unit 01, 02, 03,	Occupied by Charity		3,102	£42,000.00						Rental Top Up
Unit 04	----- Unit Vacant -----		1,058	£13,000.00				n/a		Rental Top Up
Unit 5a	William McCoubery Senior & William McCoubery	McCoubery Electrical Supplies	1,450	£24,000.00	5 yrs	01-Jun-13	31-May-18	n/a		Vacating 31/5/18

Tenancy Schedule (continued)

Unit Number	Tenant	Trading As	Floor Areas Sq Ft	Net Rent PA	Lease Details					Comments	
					Term	Lease Start	Lease End	Rent Review	Review Frequency		Break
Unit 5b	Alistair Evans	Dexter's	1,050	£20,000.00	10 yrs	12-Mar-18	11-Mar-28	12/03/23	5 yr		
Unit 06	Frank & Gareth Latus	Post Office	1,360	£20,000.00	15 yrs	01-Aug-07	31-Jul-22	01-Aug-12	5 yr		
Unit 06a	Temp Let	Teacups & Trinkets	990	£18,000.00						Currently month to month licence. Vendor will top up	
Unit 7	----- Unit Vacant -----		571	£16,000.00							
Unit 7/8	Superdrug Store plc		2,276	£42,600.00	15 yrs	27-Oct-03	26-Oct-18	n/a	5 yr	Lease renewal discussions on-going.	
Unit 11	----- Unit Vacant -----		589	£16,000.00							
Unit 12	Specsavers Optical Superstore Ltd	Specsavers	1,650	£20,000.00	10 yrs	10-Jan-17	09-Jan-27	10-Jan-22	5 yr	10-Jan-22	Specsavers can break in yr 5 with 6 mths notice and pay a penalty of 6mths rent + VAT (i.e. £12k gross).
Unit 14	----- Unit Vacant -----		1,500	£30,000.00							
Unit 14A	SD Kells Ltd	Regatta	GF 1519 sq ft FF 2335 sq ft	£34,600.00 average	10 yrs	tbc	tbc	tbc	Year 5	Year 4	"Years 1 & 2 £32,500 Years 3, 4 & 5 £36,000"
Unit 15	----- Unit Vacant -----		711	£12,000.00							

Tenancy Schedule (continued)

Unit Number	Tenant	Trading As	Floor Areas Sq Ft	Net Rent PA	Lease Details					Comments
					Term	Lease Start	Lease End	Rent Review	Review Frequency	
Unit 16	Supersavers Opticians Ltd		621	£11,500.00	15 yrs	01-Jul-05	30-Jun-20	01-Jul-15	5 yr	
Units 17/18	Morgan Morrison & Caroline Morrison	Doc Fish & Chips	1,219	£22,000.00	15 yrs	12-Feb-07	11-Feb-22	12-Feb-22	5 yr	
Unit A	B & M Retail Ltd		9,000	£56,150.54	10 yrs	11-Apr-11	10-Apr-21	11-Apr-16	5 yr	
Unit 9, 10 & C	Poundland Ltd		7,600	£82,500.00	10 yrs	19-Nov-12	18-Nov-22	19-Nov-17	5 yr	
UNIT B Unit E (FF)	Poundland Ltd		1,750 3,000	£12,500.00	5 years & 2 mths	18-Sep-17	18-Nov-22			
Unit D	----- Unit Vacant -----		1,397	£15,000.00						
			45,048.00	£520,850.54						

Tenancy Schedule (continued)

UNIT	TENANT	COMMENTS
5b	Alistair Evans t/a Dexter's	Local restaurateur with an excellent track record.
6	Frant & Gareth Latus t/a Post Office	Been in occupation since 2007 and trade successfully.
8	Superdrug t/a Savers	Have over 800 stores throughout the UK and are ranked a very low risk by Experian with a score of 100/100.
12	Specsavers	Have over 750 stores throughout the UK and Republic of Ireland. Ranked a very low risk by Experian with a score of 100/100.
14a	SD Kells	Highly profitable local company and are ranked a very low risk by Experian with a score of 100/100.
16	Supersavers Opticians	A local company with an Experian rating of below average risk with a score of 100/100.
17 & 18	Morrison & Morrison t/a Doc Fish & Chops	3 branches and established in 2006.
A	B & M Retail	Over 560 stores throughout the UK and ranked ver low risk by Experian with a score of 100/100.
C	Poundland	Over 500 stores throughout the UK and Ireland. Ranked by Experian as below average risk.

Asset Management Opportunities

- Renew leases due to expire in the coming months.
- Fit out and lease vacant units.
- Regear the lease with B & M.

EPC's

Copies of the Energy Performance Certificates are available on the data site.

Service Charge

The current annual service charge budget for the year ending 31st January 2019 is £64,350 per annum.

The service charge is apportioned according to floor areas and Lease requirements and comprises four elements

- management, utilities, soft services and hard services.

Full details are available on the data site.

Rental Guarantees

A 12 month rental guarantee will be offered on the vacant units.

VAT

The property is registered for VAT and it is proposed that the sale will be treated as a Transfer of a Going Concern.

Data Site

A secure data site with additional supporting information can be found at

www.groveshoppingcentre.co.uk

www.mckibbin.co.uk

Proposal

Offers invited in excess of £6.00 million which equates to a yield of 8.27% after allowing 5% acquisition costs.

Contact

For further information or to arrange a viewing, please contact:



Michael Hopkins
028 90 500 100
07767 332 332
mph@mckibbin.co.uk

Paul Olding
028 90 500 100
07757 473 509
po@mckibbin.co.uk