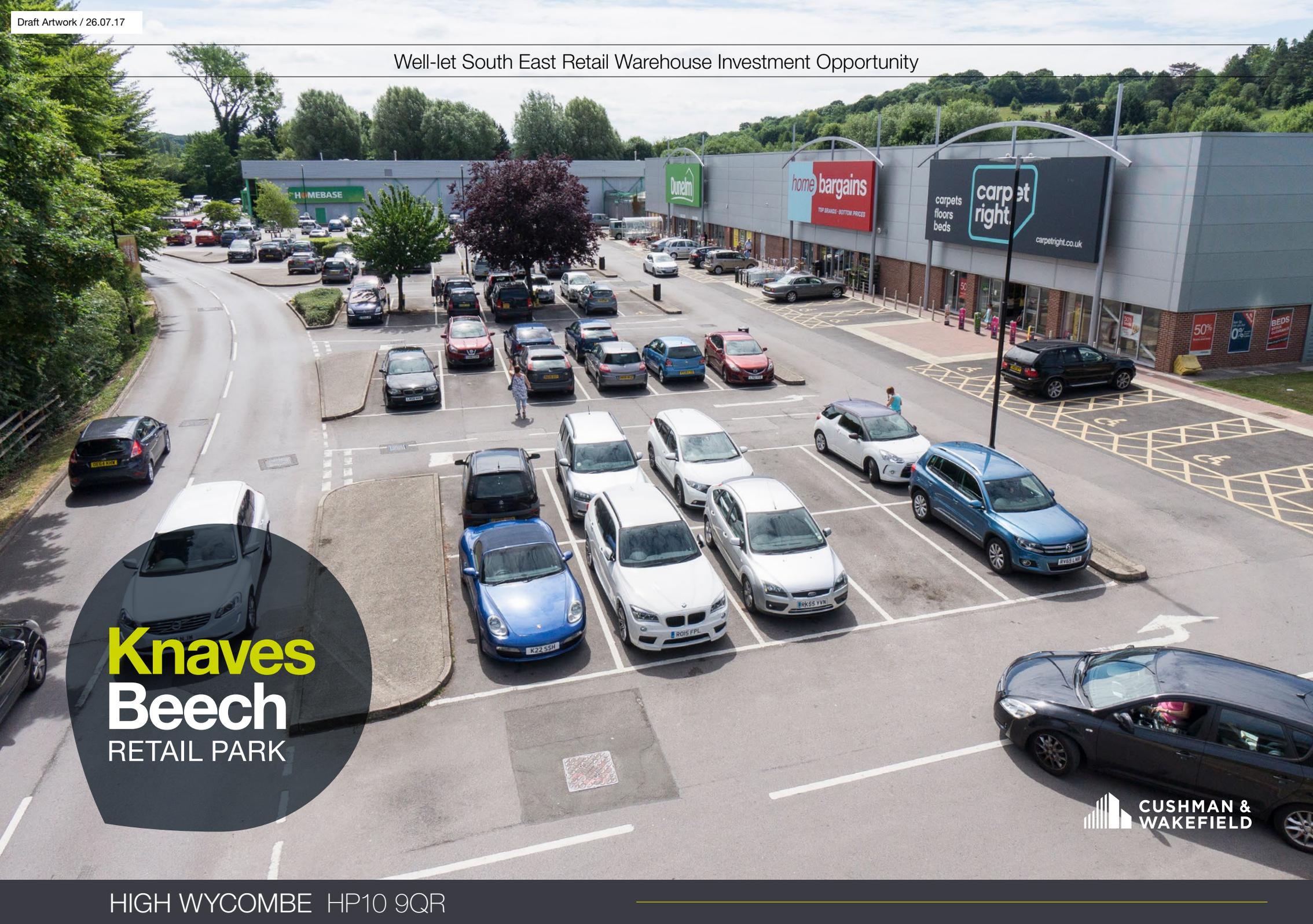


# Well-let South East Retail Warehouse Investment Opportunity



**Knaves  
Beech**  
RETAIL PARK

To M25 J16 & Central London

M40

Junction 3

**Knaves  
Beech**

A4094

**HOMEbase** carpetright.

home bargains

**Dunelm  
mill**

**TESCO**

A40

A40

M40

A4094

A4094

**Dreams**



## Investment Summary

- A well-let four unit scheme in **one of the UK's most affluent towns**
- **85,506 sq ft** of accommodation with **408 car parking spaces**
- Fully let to **Carpetright, Home Bargains, Dunelm** and **Homebase**, with an AWULT of **11.9 years**
- Total passing rent of **£1,580,000 per annum**, reflecting an average of **£18.48 psf**
- All tenants have recently joined or renewed their leases at the scheme
- **Open A1 (Non-Food)** planning consent, with the Homebase unit subject to **Bulky Goods** consent
- Freehold

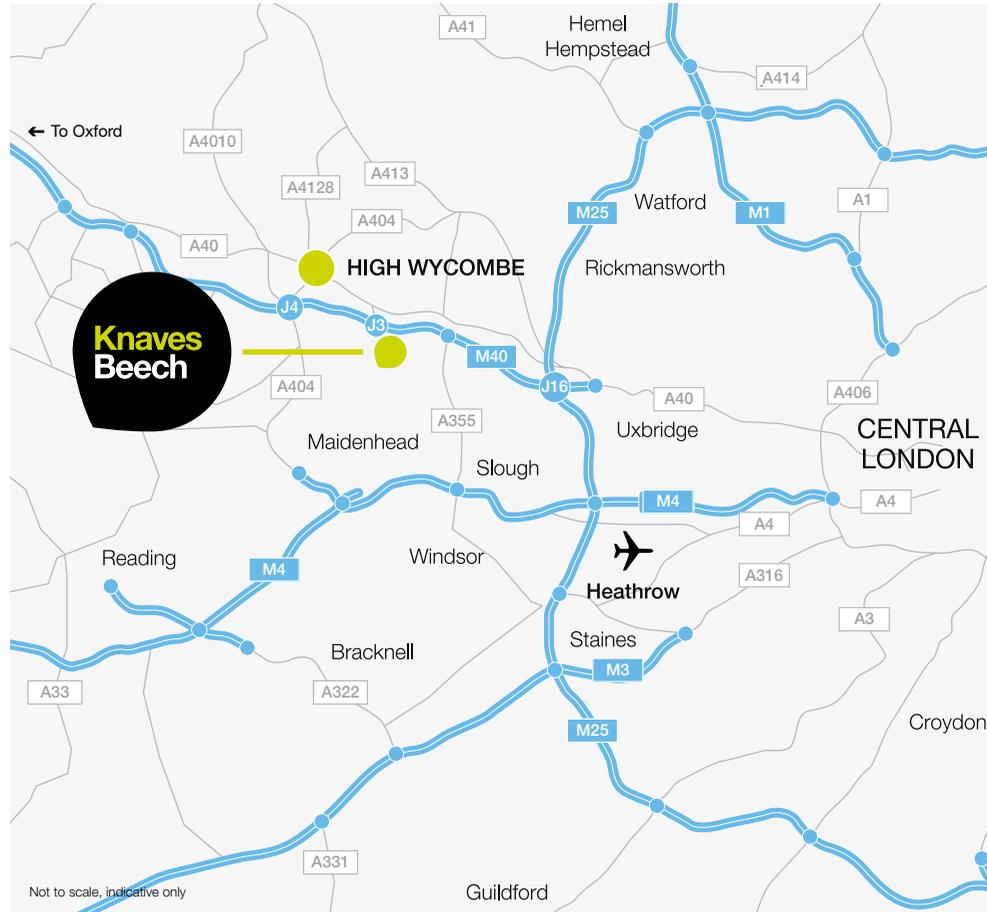
Offers sought in excess of [£x], subject to contract and excluding VAT. A purchase at this level would reflect an attractive net initial yield of [x%], assuming purchaser costs of [x%]



## Location

High Wycombe is one of the South East's principal commercial towns and benefits from a highly affluent catchment population. Located 31 miles north west of Central London, adjacent to Junction 4 of the M40 motorway and within 25 minutes of London by train, the town is highly accessible and draws on a significant catchment.

The town also benefits from a captive shopping population, with the nearest competing towns being Oxford, Maidenhead and Slough, all of which are outside of the 20 minute drive time catchment.



## Situation

Knaves Beech Retail Park is located to the south east of High Wycombe town centre with retailers in the immediate vicinity including Tesco and Dreams.

The schemes primary access from the M40 is via the westbound Junction 3, leading directly on to Knaves Beech roundabout and then on to the A4094 (Knaves Beech Way), which provides access to the scheme via Davies Way. The scheme benefits from prominent signage along both the A4094 (Knaves Beech Way) and Davies Way.

Access to the scheme from the eastbound side of the M40 is via Junction 4, which passes through the town centre before connecting to the A40. Customers accessing the scheme from High Wycombe town centre and the surrounding smaller towns do so via the A40 motorway, which links to Knaves Beech roundabout.

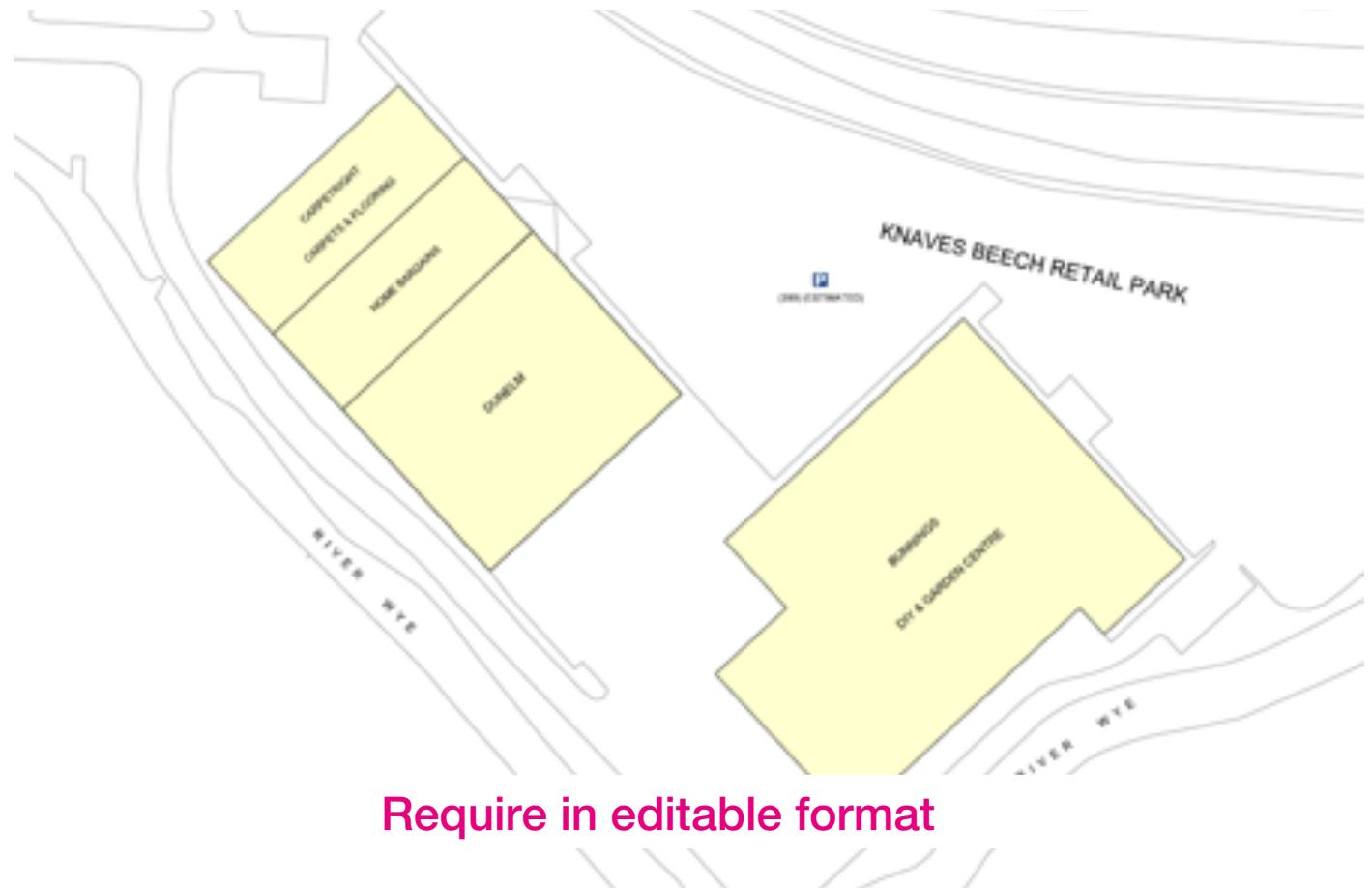
## Description

Knaves Beech Retail Park is a four-unit scheme arranged as a three-unit terrace with a standalone Homebase (Bunnings). Originally developed as two units, the terrace has recently been subdivided into three units, onwards with “providing a more flexible range of unit sizes. As part of this subdivision, the terrace was refurbished and now benefits from prominent and modern fascias.

All of the tenants have either recently taken space on the scheme or re-gearred their leases. As such, all tenants are now in right sized units and trade form their most up to date formats. Homebase are due to rebrand their store into the Bunnings format imminently.

Dunelm, who took their unit, after 2016 have incorporated a large trading mezzanine into their unit while Homebase benefits from a garden centre.

Customer access to the scheme is via Davies Way while the units are serviced separately to the rear of the scheme via Boundary Road. In total there are an estimated 408 car parking spaces, providing a car parking ratio of 1:210 sq ft.



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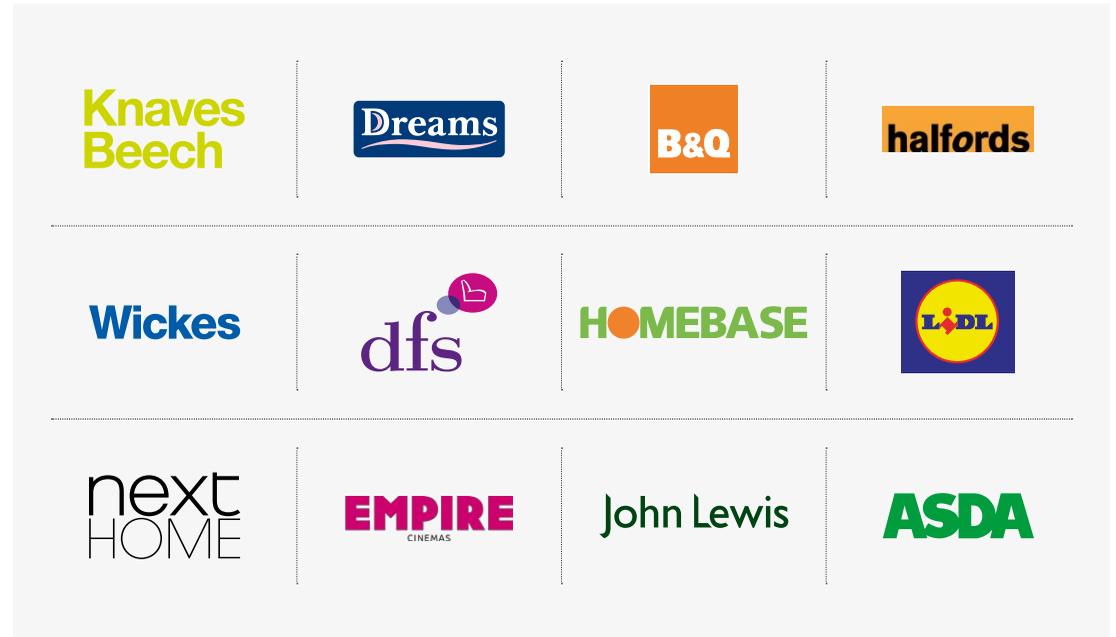
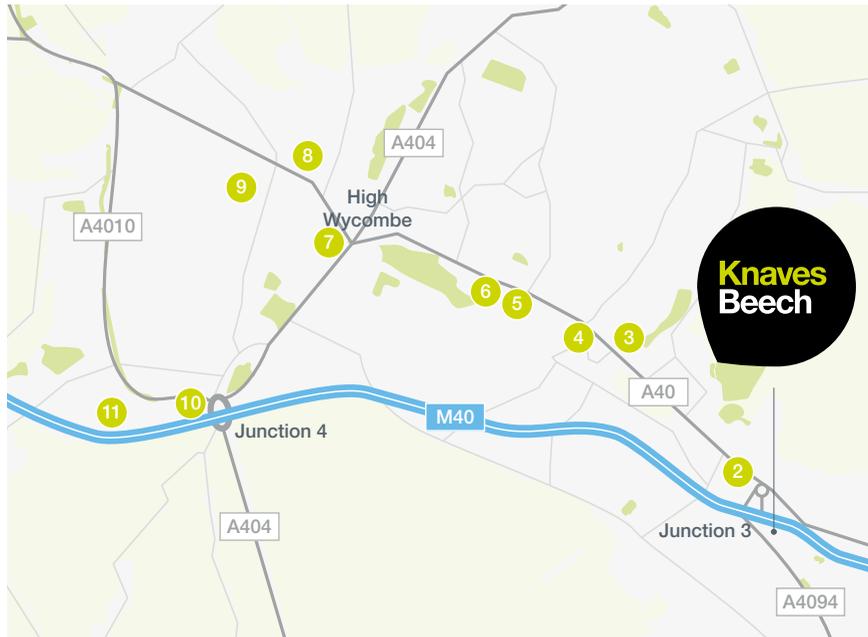


## Retail Warehouse Provision

High Wycombe has a relatively limited supply of retail warehouse accommodation, with PROMIS estimating total supply at approximately 629,000 sq ft.

We have set out below the current retail warehouse provision in the town.

- |  |                               |
|--|-------------------------------|
| 1. Knaves Beech Retail Park                    | 7. Lidl                       |
| 2. Dreams                                      | 8. Bellfield Road Development |
| 3. B&Q & Halfords                              | 9. Office Outlet              |
| 4. Wycombe Retail Park<br>(anchored by Wickes) | 10. Next Home & Garden        |
| 5. DFS   | 11. John Lewis & Asda         |
| 6. Homebase                                    |                               |

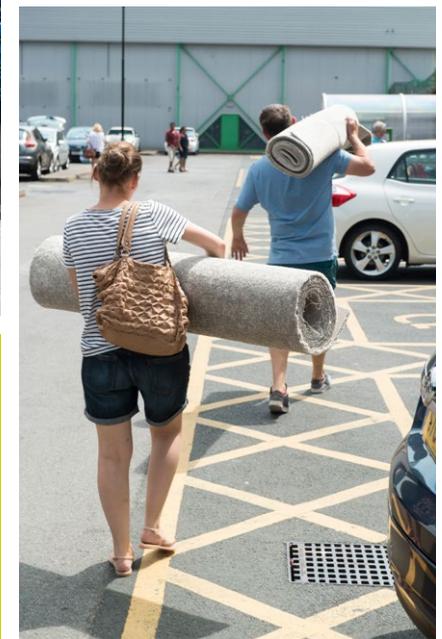
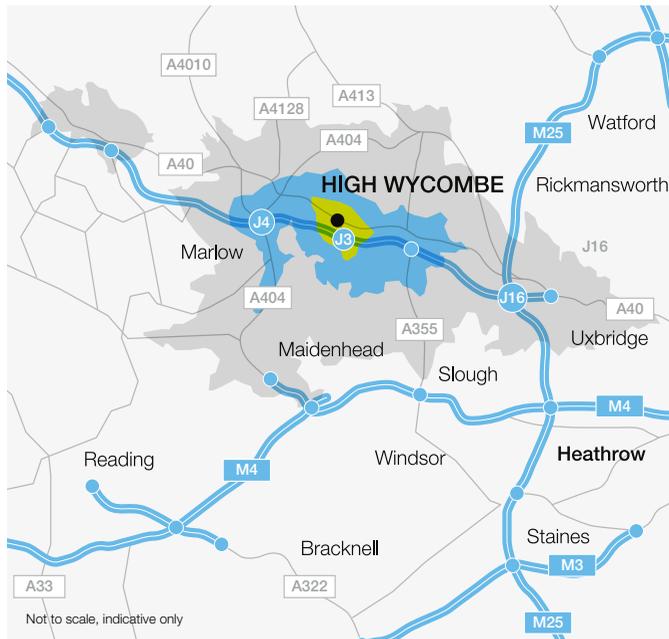


## Demographics

PROMIS estimates the total population within High Wycombe to be 226,000. The population is one of the more affluent in the UK, ranking 11 of the PROMIS centres and as a result per capita retail spending levels are significantly above average.

The property has a 5-minute drive time catchment of 16,920, increasing to 73,259 within a 10-minute drive time and 387,109 within a 20-minute drive. Reflecting the wealth of the catchment, consumer expenditure is significantly higher than the national average in 31 out of 32 CACI expenditure categories, with the only below average spending within the tobacco category. Total comparison goods expenditure is 23% higher than the national average.

**KEY** 5 mins drive  10 mins drive  20 mins drive 



High Wycombe  
benefits from one  
of the most affluent  
catchments in  
the UK

## Tenancy Schedule

The scheme has an average weighted unexpired lease term 11.9 years.

Unit	Tenant	Trading Fascia	GIA (sq ft)	Lease Start	Term (yrs)	Lease Expiry	Next Rent Review	Rent (pa)	Rent (psf)	Comments
D1	Carpetright plc	Carpetright	7,763	30/07/2014	10	25/02/2026	30/07/2019	£189,000	£24.35	Current lease expires on 29 July 2024. In 2016 the tenant right sized their unit and extended their lease.
D2	T.J. Morris Limited	Home Bargains	11,832	01/02/2016	15	31/01/2031	01/03/2021	£250,000	£21.13	Open Market Rent Reviews capped at 2% pa compounded.
E	Dunelm (Soft Furnishings) Ltd	Dunelm	20,316	25/01/2016	15	24/01/2031	25/01/2021	£320,000	£15.75	Open Market Rent Reviews capped at 2.5% pa compounded.
F	HHGL Limited	Homebase (To be re-branded as Bunnings)	45,595	28/11/2003	15	27/11/2028	28/11/2018	£821,000	£17.50	Current lease expires on 27/11/2018. A 10-year reversionary lease has been agreed at a rent of £729,850 per annum (£16.00 psf) subject to 24 months at half-rent. Open Market Rent Reviews capped at 3% pa compounded.
<b>Total</b>			<b>85,506</b>					<b>£1,580,000</b>		



Unit D1 – 7,763 sq ft



Unit D2 – 11,832 sq ft



Unit E – 20,316 sq ft

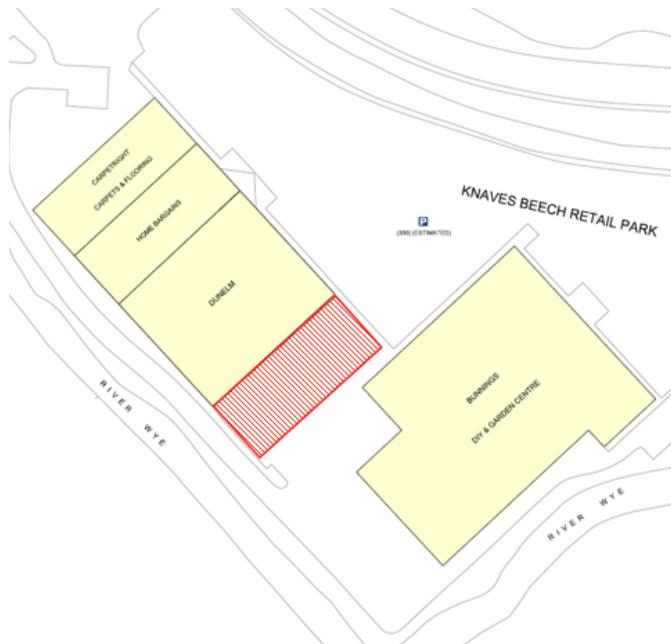


Unit F – 45,595 sq ft

## Asset Management Opportunities

All of the tenants have either recently taken space on the scheme or re-gearred their leases. As such the scheme is well let to good covenants off current market rents and does not require any immediate asset management.

Subject to obtaining the necessary consents, purchasers could explore the possibility of enhancing the scheme by building on the underutilised land between Dunelm and Homebase, which would support an additional single unit of approximately 5-10,000 sq ft or a terrace of smaller units such as restaurants or cafés.



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## Covenant Information

We have set out below recent account information, together with the Dun & Bradstreet ratings for each tenant:

### Carpetright Plc

Company No: 02-294-875



Year to Date	Turnover (£000's)	Pre Tax Profit (£000's)	Tangible Net Worth (£000's)	D&B Rating
Apr 2016	456,800	12,800	16,900	4A 1
May 2015	469,800	6,600	3,400	
Apr 2014	447,700	(7,200)	2,500	

### Dunelm (Soft Furnishings) Ltd

Company No: 02-129-238



Year to Date	Turnover (£000's)	Pre Tax Profit (£000's)	Tangible Net Worth (£000's)	D&B Rating
Jul 2016	880,900	127,400	32,200	4A 1
Jul 2015	835,805	118,442	88,072	
Jun 2014	730,152	114,471	31,018	

### T. J. Morris Limited T/A Home Bargains

Company No: 01-505-036



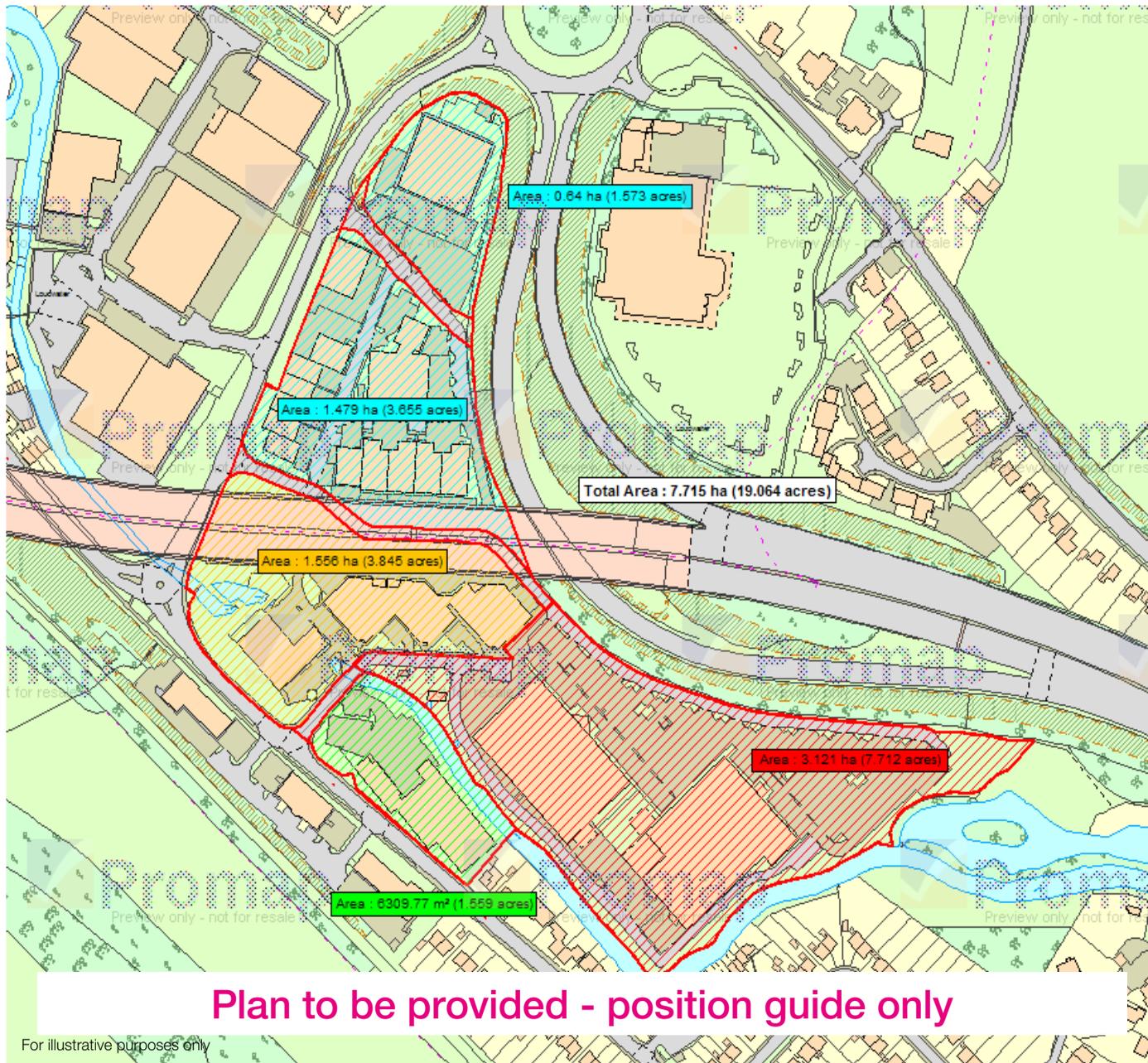
Year to Date	Turnover (£000's)	Pre Tax Profit (£000's)	Tangible Net Worth (£000's)	D&B Rating
Jun 2016	1,602,865	136,994	614,800	5A 1
Jun 2015	1,472,432	147,121	547,987	
Jun 2014	1,277,324	124,760	439,875	

### HHGL Limited T/A Homebase

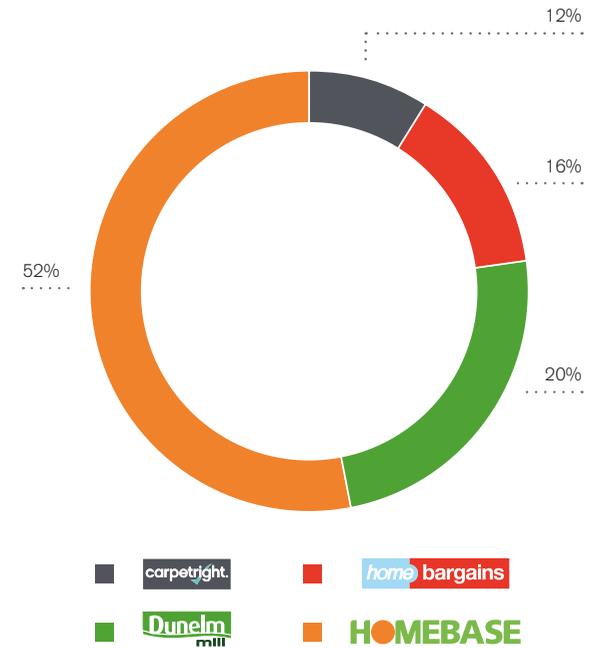
Company No: 00-533-033



Year to Date	Turnover (£000's)	Pre Tax Profit (£000's)	Tangible Net Worth (£000's)	D&B Rating
Feb 2016	1,360,112	32,824	8,263	3A 2
Feb 2015	1,408,807	7,551	379,666	
Mar 2014	1,415,829	(20,221)	377,402	



## Percentage Of Income



## Planning

The scheme benefits from Open A1 (including food) planning consent and Bulky Goods consent for the Homebase.

## Tenure

The property is held by way of freehold as outlined in red below. The areas highlighted in blue, orange and green have been sold off on a long leasehold basis.

The scheme has a site area of 3.12 ha (7.70 acres).



## EPC

Copies of the EPC's are available upon request.

## VAT

This property has been elected for VAT purposes and it is expected that the investment sale will be treated as a TOGC.

## Proposal

We are instructed to seek offers in excess of [£xx], subject to contract and exclusion of vat. A purchase at this level would reflect a net initial yield of [x%] assuming standard purchaser costs of [x%].

## Further Information

For further information or to arrange an inspection, please contact:

**Marcus Wood**

[marcus.wood@cushwake.com](mailto:marcus.wood@cushwake.com)

Direct +44(0) 20 7152 5751

Mobile +44(0) 7979 245 430

**Max Wilson**

[maxwell.wilson@cushwake.com](mailto:maxwell.wilson@cushwake.com)

Direct +44(0) 20 7152 5745

Mobile + 44(0) 7584 885 013

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