



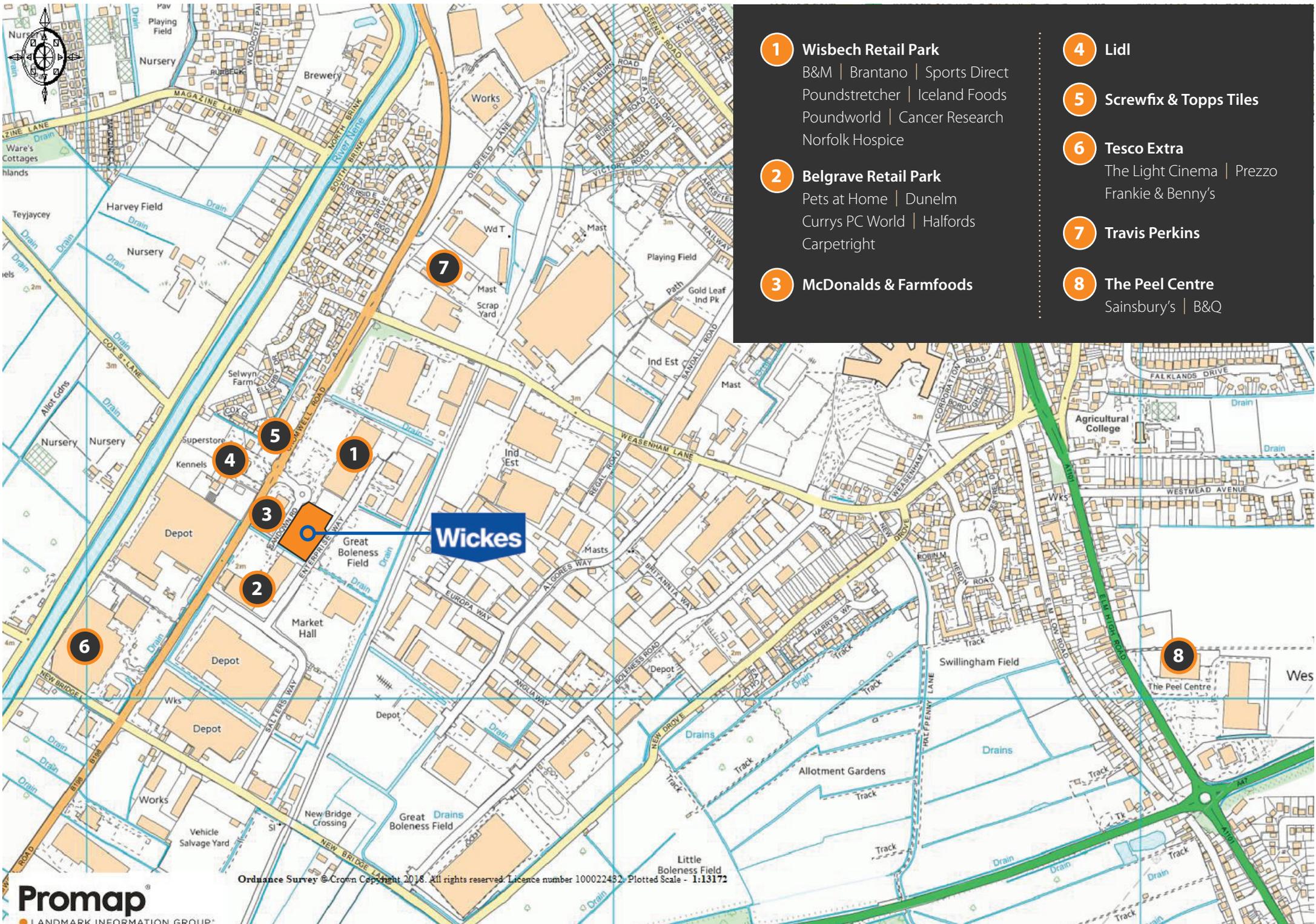
Wicket's, Sandown Road,  
Wisbech, Cambridgeshire, PE14 0SL

# investment summary

**Wickes**

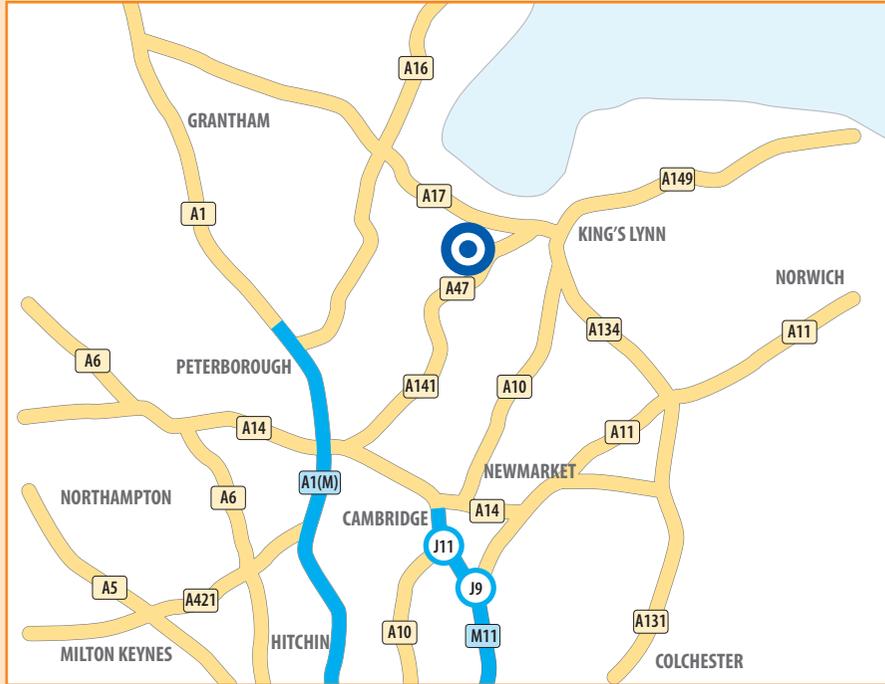
- Newly constructed retail warehouse.
- Commenced trading February 2018, offering Wickes' latest trading format.
- Prime trading location, immediately adjoining the Wisbech and Belgrave Retail Parks.
- **Wickes Building Supplies Ltd** – FRI lease for **20 years** from 1st October 2018 (T.O.B. Yr 10)
- Total **GIA of 26,015 sq ft** (2,417 sq m).
- Low commencing rent of **£258,000 pa**
- Equates to **£11.80 psf**, on rentalised area.
- 5 yearly upward only rent reviews to Market Rent (increase capped at 3% pa).
- Offers in excess of **£4,210,000**, exclusive of VAT.
- **Net Initial Yield of 5.75 %**, assuming 6.55% Purchaser's Costs.





- 1 Wisbech Retail Park**  
B&M | Brantano | Sports Direct  
Poundstretcher | Iceland Foods  
Poundworld | Cancer Research  
Norfolk Hospice
- 2 Belgrave Retail Park**  
Pets at Home | Dunelm  
Currys PC World | Halfords  
Carpentry
- 3 McDonalds & Farmfoods**
- 4 Lidl**
- 5 Screwfix & Topps Tiles**
- 6 Tesco Extra**  
The Light Cinema | Prezzo  
Frankie & Benny's
- 7 Travis Perkins**
- 8 The Peel Centre**  
Sainsbury's | B&Q

Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 100022432. Plotted Scale - 1:13172

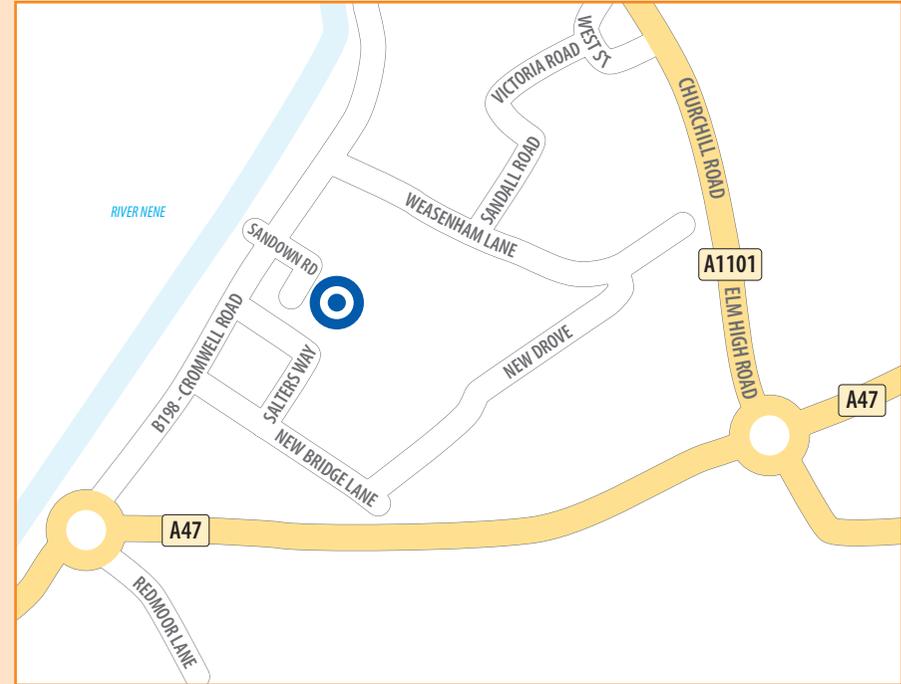


## Location

The historic market town and inland port of Wisbech is the largest town in Cambridgeshire and is commonly known as the 'Capital of the Fens'. It is a key commercial centre for the area serving an extensive, mainly agricultural hinterland and a number of satellite communities. It is located in the north of the county, 23 miles north-east of Peterborough, 40 miles north of Cambridge and 14 miles south west of Kings Lynn.

The town has excellent road connections via the A10 (Cambridge to Kings Lynn) and the recently improved A47 (Great Yarmouth to Peterborough), providing direct links to the A1(M), the M11 and the rest of the national motorway network.

In June 2017, the Cambridgeshire & Peterborough Combined Authority provided £6.5 million of funding to progress proposals for the expansion of Wisbech into a 'Garden Town' and for the 'Wisbech Rail Study'. The latter relates to the proposed reopening of the 8 mile passenger train rail link from nearby March, significantly improving commuter links to Peterborough and Cambridge as well as unlocking other economic benefits. The line was operational for freight until 2000.



## Situation

The property is situated on a dual-frontage, self contained site on the south west side of Wisbech and within the principal OOT retail and leisure location for the extensive catchment area. The scheme is highly visible and accessed from the B198 Cromwell Road, which serves as the main arterial route from the A47 into Wisbech town centre.

The adjoining occupiers within the dominant Wisbech Retail Park include Sports Direct, Iceland Foods, Brantano, Poundstretcher and a newly constructed B&M unit (re-located from the Peel Centre, to the south of Wisbech). Tenants within the adjoining Belgrave Retail Park include Dunelm, Pets at Home, Halfords and Currys PC World.

Immediately opposite and fronting the Cromwell Road is a Lidl store. An adjacent trade unit development hosts Screwfix, Topps Tiles and a Formula One Autocentre. The recently developed Cromwell Centre is anchored by Tesco Extra plus a separate cinema and F&B leisure scheme occupied by The Light, Prezzo and Frankie & Benny's. Rental levels for units of 5,000-16,000 sqft within the Wisbech Retail Park range from £13-18+ psf. The recently opened 23,000 sqft B&M store was pre-let in 2016 at £11.96 psf. The rental tone within the older Belgrave Retail Park is a similar £12-15 psf.

## Catchment and Demographics

Wisbech and its immediate environs has an estimated resident population of 36,000; a 20 minutes drive-time catchment population over 100,000 and some 270,000 within a 30 minutes drive-time. The town serves the convenience and most of the comparison shopping needs of its resident and substantial rural hinterland population.

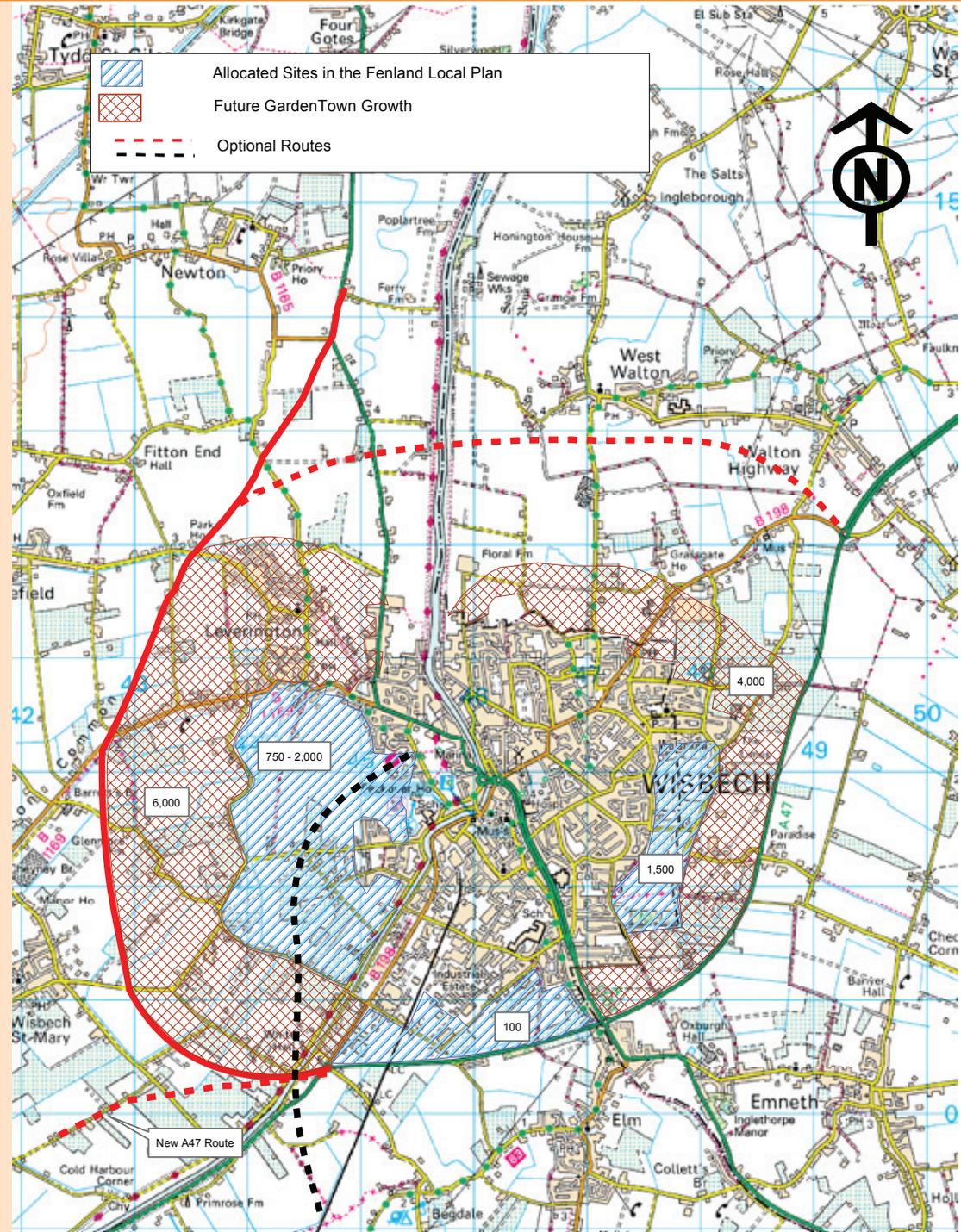
Whilst socio-economic groupings within the Fenland District are largely in line with UK averages – 63% within AB, C1 + C2 - Home Ownership is 15% and Multiple Car-ownership 16% above the national average. Employment is predominantly manufacturing, particularly within the agri-food businesses and major employers include Nestle Purina and McCains.

Population growth for Fenland District Council, largely from inward net migration, was projected to be 21% from 2011-2031. More recent proposals and secured funding under the 'Wisbech 2020' initiative would see the expansion of Wisbech as a 'Garden Town' with a further 10,000 homes to be build, in addition to the 3,600 already identified within the Local Plan. This would require infrastructure improvements, including dual-carriageway works to the A47 to Peterborough and the reopening of the Wisbech rail link, permitting a 45 minute train commute to Cambridge.



# Wisbech Garden Town

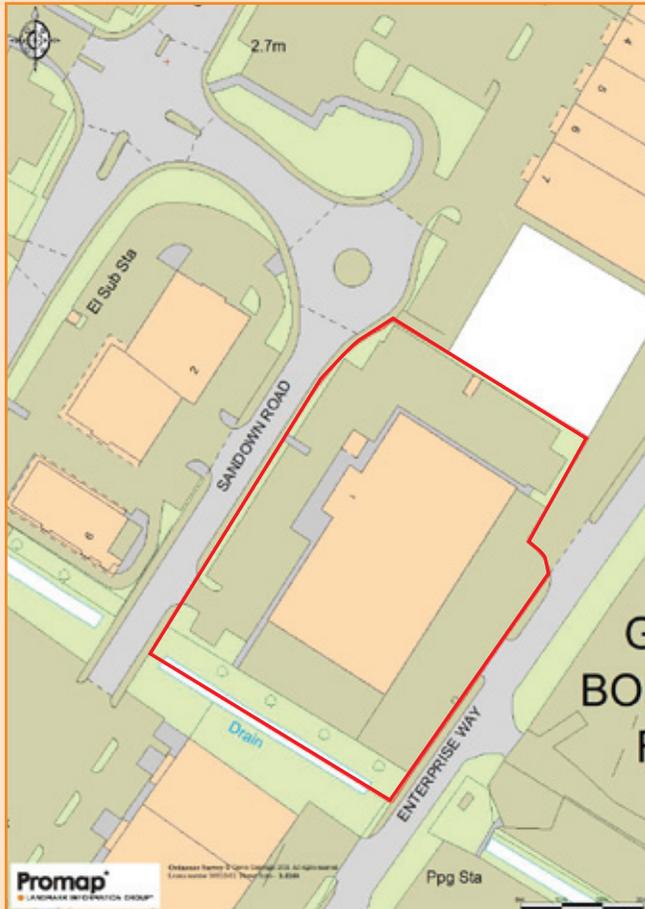
Potential Growth Areas and Key Transport Infrastructure



## Description

The property comprises a recently developed non-food retail warehouse, in Wickes' latest trading format with car parking for approximately 71 vehicles, accessed off Sandown Road.

To the west of the unit is an external Outdoor Project Centre and, to the rear, a gated and fenced extensive concrete service yard, with vehicular access off Enterprise Way.



The specification includes the following:

- Steel portal frame – 6.99m to underside of haunch.
- Insulated profiled steel cladding to external elevations and roofs.
- The roof incorporates 15% roof lights.
- Internal block-work to 3.35m.
- 30 kN/m<sup>2</sup> floor loading to concrete floor slab.
- First floor staff accommodation, including canteen, W.C's and administrative offices.
- Electrically operated roller shutter; sliding and security shutter doors to service bays and entrance lobbies.
- Occupier led fit-out, including trading mezzanine bathroom and kitchen showroom area.
- 'Click & Collect' facility



## Accommodation

Unit 1 - Wickes	Sq M GIA	Sq ft GIA
Ground Floor Sales	1862.14	20,044
First Floor Ancillary	120.77	1,300
Entrance Lobby	48.31	520
Trading Mezzanine*	385.64	4,151
<b>TOTAL</b>	<b>2,416.86</b>	<b>26,015</b>

Total site area is approximately 1.66 acres (0.67 h.a.) with site coverage of 36%.

**NB** \*The trading mezzanine is to be regarded as Tenant's Fit-out Works and will be disregarded at rent review or lease renewal.



## Tenure

Freehold

## Tenancy

**Wickes Building Supplies Ltd** have taken a 20 year FRI lease from 1st October 2018 at an initial rental of **£258,000 pa. (£11.80 psf**, on rentalised area).

The lease is in the Vendor's standard format; incorporates a Tenant's Option to Break at Year 10 and five yearly upwards only rent reviews to Market Rent. Increases at each rent review will be capped at the equivalent of 3% pa i.e. a maximum increase of 15.93%.

## Planning

Fenland District Council granted detailed planning consent (F/YR16/0789/F) on 13th December 2016 for the "erection of a non-food retail warehouse (with mezzanine floor) and a secure compound". The 'Broad-bulky' A1 use is restricted to non-food retail warehouse use only and to the sale of:

- Furniture and carpets, including upholstery, soft furnishings and vinyl floor coverings;
- Building materials and DIY maintenance, decoration and improvement products for the home;
- Plants, garden equipment and other garden centre goods;
- Electrical goods for the home.

## Tenant's Covenant

**Wickes Building Supplies Ltd** (Reg. No:1840419) is a wholly owned subsidiary of Travis Perkins plc and trades from 244 stores . It is the UK's fastest growing DIY retailer and the market leading online DIY proposition. The new trading format stores and the proposed restructuring of Homebase should benefit turnover.

The company has a 5A1 D&B Rating, representing a "minimum risk of business failure" and summaries from the available accounts for the three previous trading years are:

Accounts	Turnover	Pre-Tax Profit	Net Worth
30/12/2017	£1,236m	£56m	£259m
31/12/2016	£1,213m	£65.4m	£316m
26/12/2015	£1,104m	£60.1m	£414m

A 4.7% increase in sales was reported by the 'Consumer Division' of Travis Perkins for Y/e Dec 2017, building on a 6.4% 'like-for-like' increase to Y/e Dec. 2016. However (and in common with many retailers), Wickes cited inflationary pressures; increased employment/operational costs; a dividend payment and increased investment in store refits for the decreases in pre-tax profits and Net Worth.

For H1 2018, Travis Perkins Group reported a 4.2% increase in like for like sales but a 4.6% decrease in pre-tax profits. It also reported that sales of 'big ticket' items such as bathrooms and kitchens had been hit by a slow down in discretionary consumer spending and inflationary pressures. A precautionary £246m write-down in the goodwill attributed to Wickes Building Supplies was recorded.

Travis Perkins plc is the UK's leading company in the builders 'merchandising' and home improvement markets, with 20 businesses trading from over 2,000 sites. It reported a 3.5% increase in Group turnover for Y/e 31st Dec.2017 to £6.43bn, adjusted EBITA of £380m and total Assets of £5.14bn.



## EPC

The unit has been rated as **A:16** and a copy of the Energy Performance Certificate is available on request.

## Capital Allowances

The Vendor has made an election and Capital Allowances will **not** be available to a Purchaser..

## VAT

The property has been elected for VAT and the sale will be treated as a TOGC.

## Proposal

Seeking offers in excess of **£4,210,000** (Four Million, Two Hundred and Ten Thousand Pounds) for the freehold interest, subject to contract and exclusive of VAT. This price reflects a **Net Initial Yield of 5.75%**, assuming standard Purchaser's Costs and SDLT of 6.55%.



## Dataroom & Inspection

For access to the dataroom or to arrange an inspection, please contact:-

**Paul Yeadon**

cpy@hsmuk.com • DDI: 020 7318 1931

**Andrew Taylor**

art@hsmuk.com • DDI: 020 7318 1934

**HSM**

Hoddell Stotesbury Morgan

### DISCLAIMER

Messrs Hoddell Stotesbury Morgan Ltd for themselves and for the vendors of this property whose agents they are give notice that:- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Hoddell Stotesbury Morgan Ltd has any authority to make or give any representation or warranty whatever in relation to this property, (iv) unless otherwise stated all rents or prices quoted are exclusive of VAT which may be payable in addition. (v) Messrs Hoddell Stotesbury Morgan Ltd has not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers must undertake their own enquiries and satisfy themselves in this regard. Date: October 2018

