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LSH IM buys Wickes warehouse from Travis Perkins

Sub 5% yield achieved on Wickes retail warehouse



The Wickes opened in 2016

LSH Investment Management, acting on behalf of a retained client, has bought a recently redeveloped Wickes retail warehouse investment at Langston Road, Loughton, from Travis Perkins for £6.35m, an initial yield of 4.95%.

The Wickes opened in 2016 and sits close to the recently developed 'Open A1' Epping Forest Shopping Park.

The Wickes unit provides the latest trading format for the DIY retailer with 22,000 sq ft of ground floor sales and a 5,000 sq ft showroom mezzanine. Wickes has taken a lease for 15 years, without break, at an initial rental of £14 per sq ft.

Darren Screen, Property Finance Director for Travis Perkins, said: "This latest sale of this recent development is in line with our stated group objective of recycling capital back into the business."

Chris Hornung, managing director of LSH IM said: "The purchase of this excellent retail warehouse asset represented an attractive opportunity for us. The Wickes unit is let off a long lease to a secure covenant, whilst offering the prospect of good rental growth and investment performance."

HSM and Herbert Smith Freehills advised Travis Perkins on the investment sale. LSH IM was advised by Northgate Property.

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