

# George Cayley Drive, Clifton Moor, YORK YO30 4XE



Freehold Travis Perkins Builders' Merchant and Trade Counter Investment



## Investment Summary

- Destination Trade, OOT Retail and commercial area, 3 miles north of York city centre.
- Serves an extensive catchment area covering the city and surrounding area.
- Strong and long-established trading location within Clifton Moor.
- Nearby trade occupiers include Screwfix, Toolstation, Dulux, Jewson and MKM.
- Travis Perkins builders' merchants, City Plumbing Supplies showroom and trade counter, Allot Healthcare office suite and EE telecommunications mast.
- Extensive service yard, customer parking and external racking.
- **43,794 sq ft** of rentalised GIA – NB: mezzanines not rentalised.
- Developed Site Area – **2.80** acres and a low **34.34%** 'footprint' site coverage.
- **Freehold.**
- **Overriding FRI lease to Travis Perkins Trading Co Ltd for 15 years.**
- **Experian Score of 100 'Very Low Risk'.**
- Initial rental: **£473,000 pa.**
- Five yearly, upward only **rent reviews to Market Rental**, increases capped at 21.67%.
- OIEO **£7,710,000** (Seven Million, Seven Hundred and Ten Thousand Pounds) for the freehold, subject to contract and excl. of VAT.
- **Net initial yield: 5.75%**, after Purchaser's Costs of 6.66%.





Tesco Extra

Vue Cinema

Dunelm

Matalan

Screwfix

Jewson

TOOLSTATION

Wickes

Crown Paints

MKM Building Supplies

Euro Car Parts

Lloyd Jaguar

Magnet

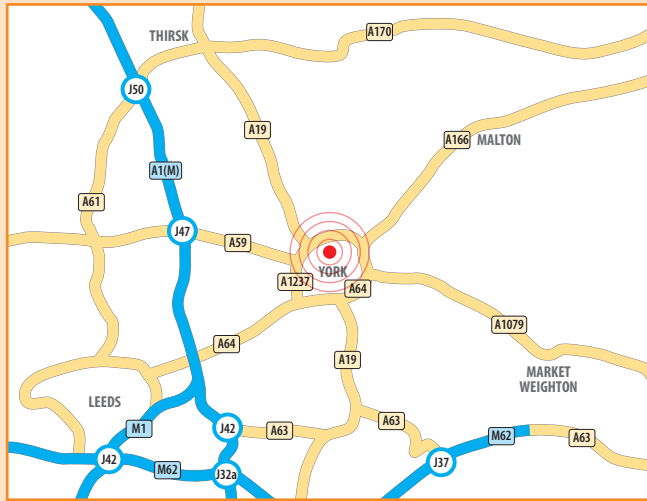
Gear4music

Lloyd Land Rover

CITY PLUMBING  
THE PLUMBING EXPERTS  
Part of the Travis Perkins Group

TP Travis Perkins

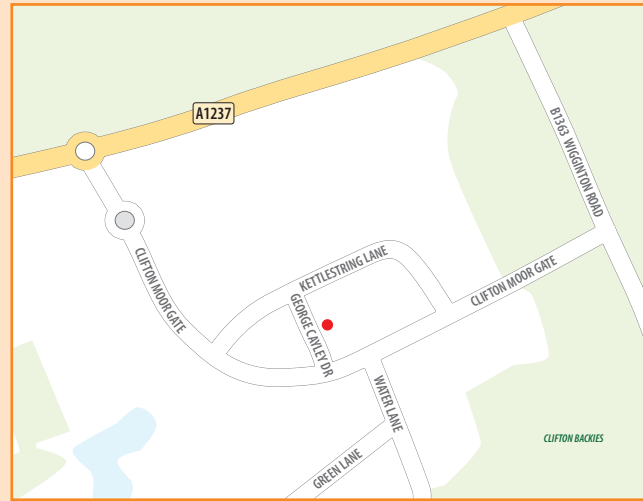
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## Location

The historic city of York is located 22 miles northeast of Leeds and 175 miles north of London. The City of York Council administrative area has a population of c.202,800 (CYC Est. 2023). With its ancient walls, street layout and gothic York Minster cathedral, the city attracts an estimated 9m outside visitors a year, contributing c.£1.82bn pa to the economy (CYC:2023).

York has excellent road links via the A64 to the A1(M) (Jct. 44), as well as to the M62 (Jct.34) via the A19. There are regular direct rail links to Leeds (24 mins) and London Kings Cross (1hr 45 mins). In addition to being a popular commuter and tourist centre, major employers include Norwich Union, BT, Nestle Rowntree, the University of York and the railway industry (including the National Railway Museum). Major residential schemes are progressing with the 110-acre mixed-use 'York Central' brownfield regeneration by McLaren/Arlington being the most significant.



## Situation

Clifton Moor is c.3 miles north of York city centre and is the dominant 'out of town' retail, trade and mixed commercial employment area. It has excellent road links being sited on the A1237 ring road, just north of the junction with the A59 to the A1(M) and with direct access to the city centre.

The property is situated in the heart of Clifton Moor, surrounded by Trade operators including Wickes, Toolstation, Screwfix, Jewsons and MKM. The area is also home to many car showroom dealerships including the adjoining Jaguar Land Rover and nearby Mercedes-Benz, Volkswagen and Toyota facilities. OOT retail is centered on the three phases of the Clifton Moor retail park with tenants including Tesco, B&M, Home Bargains and B&Q.



## Description

- Long established (1984) builders' merchants', showroom and trade counter facility on self-contained site.
- Ground floor fully fitted Travis Perkins Trade Counter with first floor staff facilities and board decked mezzanines
- Warehouse with tool/plant hire depot, extensive racking and 2 electrically operated roller shutter doors.
- Two further cojoined warehouses with drive through access, mezzanine, racking and 4 additional roller shutter doors.
- Adjoining City Plumbing Supplies showroom, trade counter and warehouse.
- Dedicated customer entrance, service yard compound, mezzanine and electrically operated roller shutter door.
- First floor office suite and ground floor reception occupied by Allot Healthcare.
- Steel portal framed construction – 5.43m max to underside of haunch.
- Profiled, insulated metal cladding to external walls and roof above internal block perimeter or full height block partition walls.
- Gated extensive concrete service yard, customer car parking and external racking/storage, with steel mesh or palisade security fencing.
- Secure compound outside yard fence line for EE telecommunications mast.

## Accommodation

Unit	Area	Sq Ft GIA	Sq M GIA
Travis Perkins & Benchmarx	Trade Counter & Warehouse 1	11,506	1,068.96
	Warehouse 2	10,267	953.86
	Warehouse 3	9,980	927.19
	Mezzanine/Ancillary 1*	2,391	222.11
	Mezzanine 2 *	334	31.05
City Plumbing Supplies	Trade Counter & Warehouse	9,863	916.28
	Mezzanine *	615	57.16
Allot Healthcare	Ground Floor Reception	319	29.60
	1st Floor Offices	1,859	143.15
EE Ltd	Radio Mast & Compound	-	-
	Additional Yard **	28,911	2,685.91
<b>TOTAL GIA</b>		<b>44,743</b>	<b>4,349</b>

**NB:** \* Mezzanine storage & Ancillary accommodation not rentalised.

\*\* Assumes 45% footprint site cover.

**Gross Site Area:** 2.98 acres (1.21 hectares).

**Net Developed Site Area:** 22.80 acres (1.13 hectares) – 34.34% footprint site cover.



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## Lease Structure

- **Tenant: Overriding lease to Travis Perkins Trading Company Ltd**
- **Experian Score of 100 'Very Low Risk'**
- **Term: 15 years May 2025, FRI**
- **Initial Rental: £473,000 pa**, payable monthly in advance, (**£10 psf Market Rent** on trade counter, showroom and warehouse, **£5.75** on offices and **£1.50 psf** on additional yard area).
- **Rent Review** – Five yearly, upward only to **Market Rental** with any increase capped at 21.67% ie 4% pa compound.
- Inside Landlord & Tenant Act 1954

## Business Rates

Unit	RV	Year
Travis Perkins	£187,000	2025/26
City Plumbing Supplies	tbc	2025/26
Allot Healthcare	£14,750	2025/26
EE Ltd	£5,000	2025/26

UBR is 55.5p



## Planning Consent

The site has been in continuous use as a builders' merchants since 1984. Planning consent (18/01456/FUL) was granted 23rd August 2018 for reconfiguration of the service yard to its current layout. Further consent was granted 24th March 2025 (24/02293/FUL) for alterations to the existing doors and provision of a new door and gated compound area for Travis Perkins by Warehouse 3.

## EPC Rating

Unit	EPC Rating
Travis Perkins	B49
City Plumbing Supplies	C64
Allot Healthcare	E109

## Option Agreement

If the Landlord intends to issue a S.30 Notice under the Landlord & Tenant Act 1954 on lease expiry, the Tenant (or any Group Company) can exercise an option to purchase the freehold interest at **either** 110% of Market Value, assuming Vacant Possession (as agreed between the parties or by reference to Independent Experts) or by matching a credible 3rd Party offer. If the Landlord does not wish to proceed with the sale at the value decided by the Independent Experts, it can ask the Tenant to instead take a new 15-year lease, on identical terms to the original lease, at the then Market Rental. This option is personal to the Tenant (or a Group company) and a copy Option Agreement is available.



## Tenant & Parent Company Information

**Travis Perkins plc** is the largest UK distributor of building materials, with 5 core businesses (including Toolstation, CCF, Keyline and BSS) trading from over 1,400 sites. It reported a **4.7%** decrease in total revenues to **£4.61bn** in Y/end Dec 2024 reflecting continuing tough trading conditions through commodity price deflation, reduced sales volumes and tighter profit margins. Adjusted operating profit of **£152m** was **23%** lower than 2023. Total Assets of **£4.03bn** and a Pre-tax Loss of (**£38.4m**) were reported, after adjustment items of **£139m** resulting from impairment charges, restructuring and supply chain consolidation.

**Travis Perkins Trading Company Ltd (Reg No:00733503):**  
[www.travisperkinsplc.co.uk/our-businesses](http://www.travisperkinsplc.co.uk/our-businesses)

A wholly owned subsidiary which sits within the 'Merchanting Division' of Travis Perkins plc, and the primary focus of the Group's activity. A divisional turnover of **£3.79bn** was reported for Y/end Dec 2024 and an operating profit of **£149m**, following a **6.2%** decrease in sales. Travis Perkins Trading Company Ltd is the operating company for Travis Perkins Builders Merchants, trading from c.550 branches.

**Experian Rating:** 100 "Very Low Risk".

Detailed accounts for the tenant company for 2024 are not yet available but summaries for the previous three years are as follows:

Tenant Co	Trading Y/end	Turnover	Pre-Tax Profit/Loss	Shareholders Funds
Travis Perkins Trading Co Ltd	12/23	£2.78bn	£64m*	£767.6m
	12/22	£2.605bn	£161.6m	£738.6m
	12/21	£2.415bn	£178.3m	£691.8m

NB: \* Post a £16.1m deduction for restructuring costs.

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## Proposal

Seeking offers over **£7,710,000** (Seven Million, Seven Hundred and Ten Thousand Pounds) for the freehold interest, subject to contract and exclusive of VAT. A purchase at this price would show a net initial yield of **5.75%**, assuming standard Purchaser's Costs of 6.66%.

## VAT

The property will have been elected for VAT and the transaction will be treated as a TOGC.

## Capital Allowances

Any available Capital Allowances will be retained by the Vendor.

## AML

When submitting a bid for the freehold, potential purchasers will need to provide appropriate documentation capable of satisfying the requirements of the Anti-Money Laundering Regulations, including proof and source of funds.



## Additional Information and Inspections

Data room access arranged on request. Formal inspections only by prior arrangement through HSM.

  
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