

Bond Street, Howsell Road, Malvern, Worcestershire, WR14 1T

Freehold Travis Perkins Builders' Merchant and Trade Counter Investment



Investment Summary

- Destination Trade and commercial area, 1 mile north of Malvern town centre
- Serves an extensive catchment within the town and surrounding rural area
- Strong and long-established trading location within the Links Business Centre
- Nearby trade occupiers include CEF, Howdens and Screwfix
- Travis Perkins builders' merchants, TP Managed Services and Benchmarx showroom facilities.
- Extensive service yard, customer parking and external racking.
- **24,027 sq ft** of rentalised GIA – NB: first floor not rentalised.
- Site Area – **1.74** acres and a low **31.70%** '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: **£141,000 pa**
- Five yearly, upward only **rent reviews to Market Rental**, increases capped at 21.67%
- OIEO **£2,306,000** (Two Million, Three Hundred and Six Thousand Pounds) for the freehold, subject to contract and excl. of VAT
- **Net initial yield: 5.75%**, after Purchaser's Costs of 6.34%





TP Travis Perkins

Hydro Logic Services Ltd

Beaver Plastic Solutions

Travis Perkins Managed Services

**BENCHMARK
Kitchens and Joinery**

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Description

- Long established (100 years) builders' merchants', showroom and trade counter facility on self-contained site.
- Fully fitted Travis Perkins Trade Counter plus first floor ancillary accommodation
- Tool/plant hire warehouse with electric roller shutter door and external compound.
- Adjoining TP Managed Services warehouse with dedicated customer entrance, internal racking and electric roller shutter door.
- Steel portal framed construction – 4.85 max to underside of haunch.
- Either brick elevations or profiled, insulated metal cladding to external walls and roof above brick or block internal walls
- Two open ended, wood slat sided 'timber stores' with racking and steel portal frame – 4.45m max to underside of haunch.
- Brick build, single-storey Benchmarkx showroom with office and staff facilities.
- Gated, concrete and tarmac service yard with customer car parking, full yard circulation. and external racking/storage.
- Dedicated vehicle site entrance from Bond St and estate road exit via Link Way.



Accommodation

Unit	Area	Sq Ft GIA	Sq M GIA
Travis Perkins	Trade Counter	4,982	462.82
	Warehouse 1	1,345	124.95
	Warehouse 2	3,293	305.90
	First Floor Ancillary *	4,709	437.44
	Open Store 1	6,544	608.00
	Open Store 2	5,811	539.85
Benchmarkx	Showroom & Ancillary	2,052	190.61
	Additional Yard **	22,401	2,081.15
TOTAL GIA		28,736	2,670

NB: * First Floor Ancillary accommodation not rentalised.

** Assumes 45% footprint site cover.

Site Area: 1.74 acres (0.70 hectares) – 31.70% footprint site cover.



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: £141,000 pa**, payable monthly in advance, (**£6.50 psf Market Rent** on trade counter, showroom and warehouse, **£4.50 psf** on Open Stores and **£0.72 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



Rateable Value

£93,000 UBR is 55.5p (2025/26)

Planning Consent

The site has been in continuous use as a Builders Merchant and Timber Yard for c.100 years. Planning consent was granted in 1979 (79/00105/FUL) for use as "Builders and Timber Merchants, storage of plant hire and builders' equipment". The current site layout and parking provision were approved 17th June 2019 (19/00627/FUL).

EPC Rating

Unit	EPC Rating
Travis Perkins	E102
Benchmark	tbc

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

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 **£2,306,000** (Two Million, Three Hundred and Six 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 6.34%.

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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