

MCCOLL'S

Convenience Store

Cromwell Road
Ellesmere Port, Cheshire,
CH65 4AA



NEWLY CONVERTED CONVENIENCE STORE INVESTMENT

SAVOY STEWART

LET TO MCCOLL'S RETAIL GROUP PLC FOR 16.5 YEARS WITH NO BREAKS



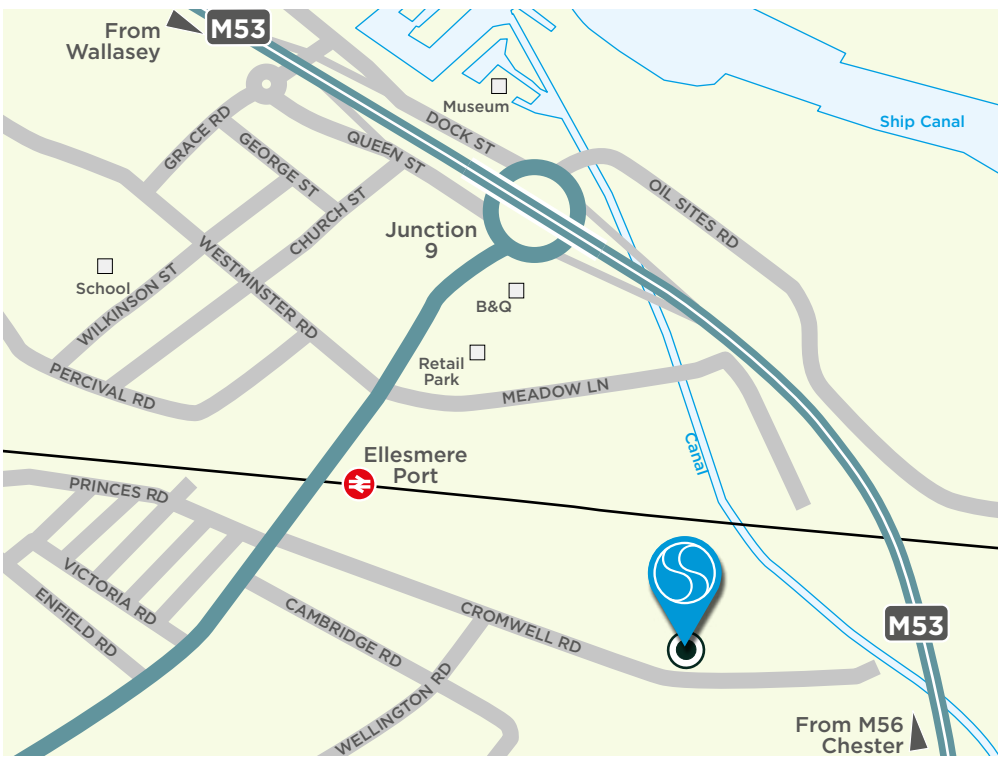
£450,000

A purchase at this level would reflect a Net Initial Yield of 6.25%, with a reversionary yield of 6.9% in May 2025 assuming purchaser's costs of 4.47%.



Ellesmere Port is located on the Wirral peninsula, some 11 miles south of Liverpool and 8 miles north of Chester. The town is served by the M53 Motorway, providing access to the M56 Motorway and hence to the M6, Manchester, Liverpool and the North West.

The property is situated on Cromwell Road, next to a new housing development and is within easy walking distance to Ellesmere Port Railway station.



DESCRIPTION

A semi detached two storey Art Deco brick building under a part pitched tiled roof, comprising a ground floor shop with internal access to ancillary storage. The property was a former social club and has recently been extensively refurbished. The new sales area provides a full range of grocery products, off licence and ATM outside facing the car park. The upper parts have been sold off and redeveloped as flats.

The premises benefits from its own large car park adjacent to the store for up to 10 car parking spaces.

ACCOMMODATION

| FLOOR | SQ FT | SQ M |
|--------------------|--------------|------------|
| Ground - Sales | 1,259 | 117 |
| Ground - Ancillary | 549 | 51 |
| Total NIA | 2,023 | 188 |

Areas have been provided by the tenant and have not been measured by Savoy Stewart

TENURE

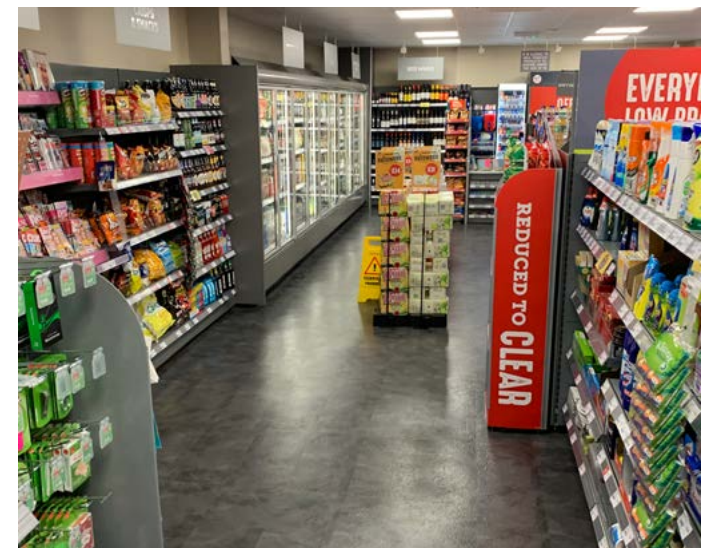
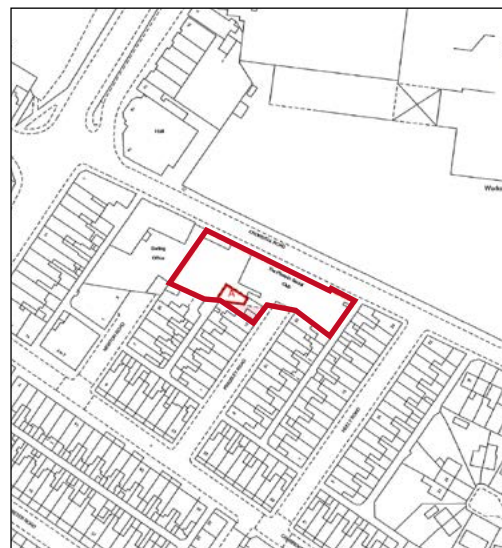
A new 999 year Long Leasehold at a peppercorn.

TENANCY

The whole property is let to Martin McColl Limited for a term of 16.5 years from the 28th May 2019 on FRI terms and subject to fixed uplifts at 2% per annum compounded throughout. The passing rent is £28,500 per annum.

RENTAL UPLIFTS

| YEAR | RENT | REVERSIONARY YIELD |
|--------------------|------------|--------------------|
| 28th November 2025 | £32,415 pa | 6.9% |
| 28th November 2030 | £35,789 pa | 7.61% |





COVENANT

According to CreditSafe, Martin McColl Limited has a credit score of 93/100 - very low risk.

McColl's are leading neighbourhood retailer with around 1300 convenience stores and newsagents throughout the UK. Their brands include McColl's Martins and Morrisons Daily. For the year ending 29th November 2020 reported a turnover of £890,971m, a pre-tax profit of £19,379m and shareholder's funds of £151,575m.

The combined group has a reported turnover of £1,258bn. It employs over 16,000 full and part-time staff and is visited by over 5 million customers every week. The company floated on the London Stock Exchange in 2014. Further information can be found at:

<https://www.mccollsplc.co.uk/investors>



PROPOSAL

We are instructed to seek offers in excess of

£450,000

(Four Hundred and Fifty Thousand Pounds)

Subject to contract for the long leasehold interest, which reflects a net initial yield of 6.25% assuming purchaser's costs at 4.47%.

EPC

The property has an EPC rating of C66. A copy of the EPC is available on our website.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING & FURTHER INFORMATION

All interested parties are requested to make any appointments strictly through Savoy Stewart.



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TERMS & CONDITIONS

Messrs Savoy Stewart, for themselves and for the vendors or lessors of this property for whom they act, give notice that:

I. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.

II. Savoy Stewart cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein, and prospective purchasers or tenants must not rely on them as statement of fact or representations, and must satisfy themselves as to their accuracy.

III. No employee of Messrs Savoy Stewart has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.

IV. Rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition and

V. Messrs Savoy Stewart will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.