



TRADE COUNTER INVESTMENT OPPORTUNITY

BARRY'S LANE, SCARBOROUGH, YO12 4HA

INVESTMENT SUMMARY

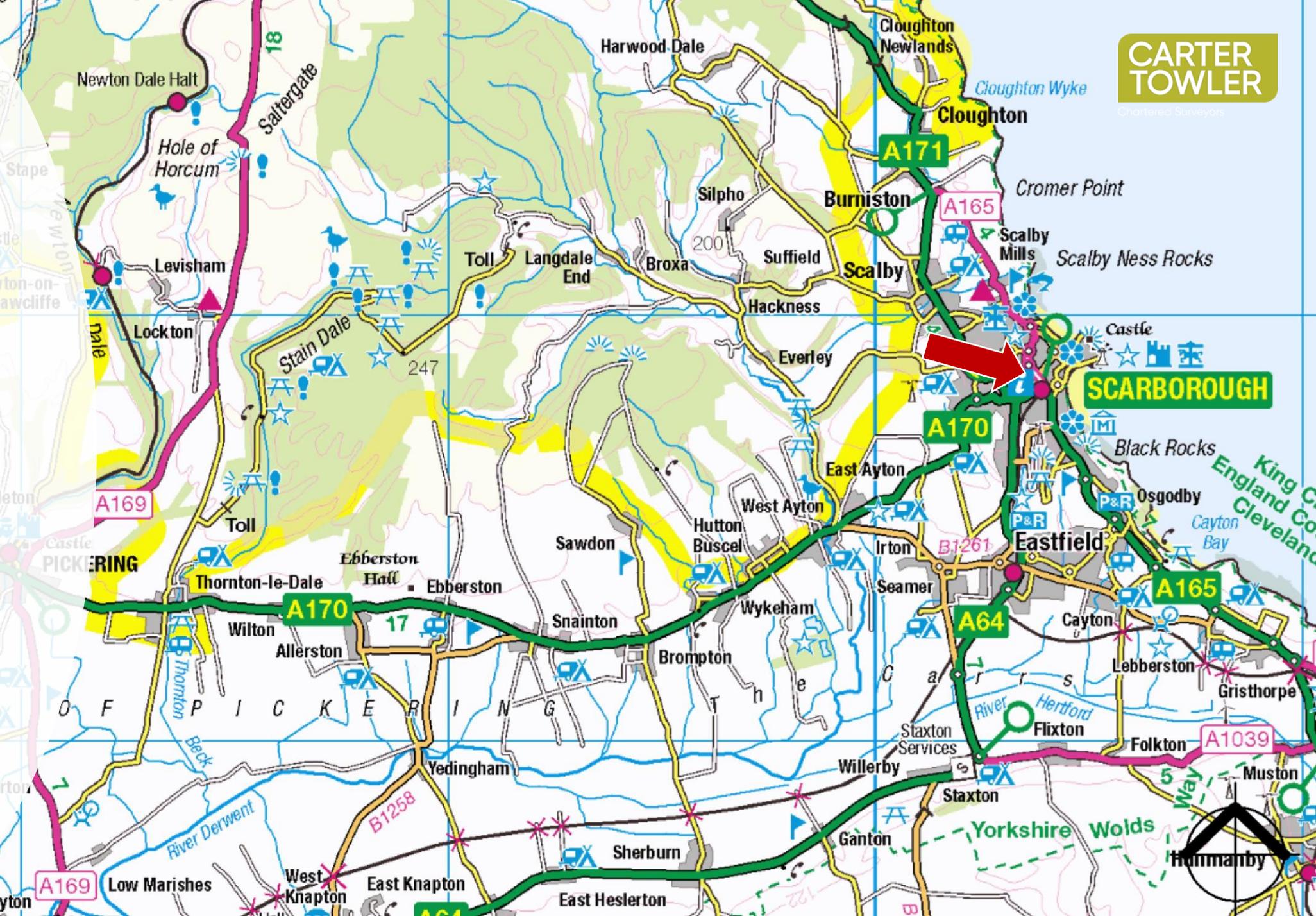
- o Established Trade Counter investment opportunity.
- o Scarborough is a famous seaside town and the largest along the Yorkshire coast.
- o Located in the heart of the town's trade counter and out of town retail provision
- o The property is leased to the strong covenants of Wolseley UK Limited on a 5-year term from July 2022 proving approximately 1.80 years to expiry.
- o Wolseley have been in occupation of the property since the mid 1980's.
- o The current passing rent is £44,500 per annum reflecting a very low rate of £4.15 per sq ft.
- o The lease is drawn on Full Repairing and Insuring terms.
- o We have been instructed to seek offers in excess of **£625,000** (Six Hundred and Twenty-Five Thousand Pounds), subject to contract.
- o A purchase at this level will reflect a **net initial yield of 6.77%** and a low capital value of **£58.34 psf**, assuming purchasers' costs of 5.12%.

LOCATION & SITUATION

Scarborough is a popular north-eastern seaside town located in Yorkshire approximately 40 miles (64 km) northeast of York and 42 miles (67 km) north of Hull. It is the main town on the south side of the North Yorkshire Moors National Park and as such, benefits from a strong tourist industry, especially during the summer months. The town benefits from good communication links with the A64 providing access to York which is 40 miles (64 km) to the southwest. The A165 provides access to Hull which is 42 miles (67 km) to the south, and the A171 provides access to Middlesbrough which is 47 miles (76 km) to the northwest. Scarborough railway station provides direct Trans-Pennine express services between Scarborough, Leeds, Manchester and Liverpool.

The property is situated on Barry's Lane which has direct access onto Seamer Road (A64), the main arterial route into Scarborough.

Nearby complimentary trade occupiers include City Plumbing, Howdens, Euro Car Parts, Toolstation, Topps Tiles, Halfords, MKM and B&Q.



SITE
The site extends to
approximately 0.193 hectares
(0.48 acres).





DESCRIPTION

The property comprises a well configured trade counter / industrial unit constructed around a steel portal frame with brick and clad elevations situated under a pitched roof. Internally, the unit benefits from trade counter / showroom and dedicated office and staff welfare space. Within the warehouse, the unit benefits from translucent roof panels, ground level loading doors and an internal eaves height 4.96 metres

Externally the units benefit from a shared tarmacadam yard for parking and loading.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following floor areas.

Area	SQ M (GIA)	SQ FT (GIA)
Warehouse & Trade	995.30	10,713

TENURE

The property is held freehold under title number NYK256466.



TENANCY

The property is leased in its entirety to Wolseley UK Limited, who have occupied the property since the mid 1980's, on a 5-year lease from 1st July 2022 with a lease end date of 31st June 2027. The current passing rent is £44,500 per annum reflects a very low rate of £4.15 per sq ft and is paid quarterly in advance. The lease is drawn up on full repairing and insuring terms and is not subject to a schedule of condition. The tenant can serve notice to terminate the lease at any time subject to 12 months prior written notice.

Covenant

Wolseley UK is a leading plumbing, heating, and cooling merchant that supplies trade professionals and large commercial clients across the country.

With over 560 branches across the UK, Wolseley is major player operating some of the most recognised brands within the UK market including Plum Centre and Parts Centre.

Wolseley UK Limited is a privately held company with an Experian credit score of 'Very Low Risk' 100/100.

Previous trading financials are set out in the table below:

Year	Turnover	Pre-Tax Profit	Shareholder Funds
2024	£1,794,200,000	£33,500,000	£449,300,000
2023	£1,869,810,000	£77,107,000	£433,770,000
2022	£1,729,905,000	£146,236,000	£390,159,000





EPC

Available on request.

VAT

We understand the property has been elected for VAT and therefore anticipate the sale will be undertaken as a transfer of a going concern (TOGC).

ANTI MONEY LAUNDERING

The purchaser will need to satisfy both the vendor and Agent's Anti Money Laundering policies.

PROPOSAL

We are instructed to seek offers in excess of **£625,000 (Six Hundred & Twenty Five Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects an attractive Net Initial Yield of **6.77%**, assuming purchaser's costs 5.12% and a very low capital value of **£58.34** per sq ft.

CONTACT

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