

CHECKOUT PORTFOLIO

FORECOURT & CONVENIENCE STORE INVESTMENT PORTFOLIO



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“ An excellent opportunity to buy 19 strategically located convenience stores, in a highly popular sector, in the south of England secured to an excellent covenant for an average unexpired term of 16.75 years. The leases all have 5 yearly rent reviews, which are all fixed on the 10th anniversaries and fixed or upwards only to OMV, at the 15th anniversary. All of the units trade from established densely populated locations and serve a loyal customer base. ”



PORTFOLIO HIGHLIGHTS

- 14 Dominant Convenience and 5 Forecourt Convenience Stores
- Prominent and popular Convenience stores providing services to the local and loyal catchment
- Established Forecourts occupying strategic roadside locations, with direct access to key arterial roads and motorways
- Average of **16.75 years unexpired** to the highly sought after covenant of **Bestway Retail Limited**
- All leases **guaranteed** by the undoubted covenant of **Bestway Wholesale Limited**, part of Bestway Group, the largest independent wholesaler in the UK
- The Stores and Forecourts host numerous nationally recognisable brands including Central Stores, The Post Office, Costa Coffee and Texaco
- **Total Marketing Rent of £739,277 per annum**, subject to rental top-ups
- All FRI leases are subject to **five yearly rent reviews, which are fixed on the 10th anniversaries and variable on the 15th anniversaries**

PROPOSAL

We are instructed to seek offers in excess of **£12,000,000 (Twelve Million Pounds)**, subject to contract and exclusive of VAT. A purchase at this level provides a **Net Initial Yield of 5.75%**, which will rise every year from 2024 in accordance with the fixed rental increases and will reflect the following year end reversionary yield profile:

2024	5.94%
2025	6.22%
2026	6.28%
2027	6.52%



CHECKOUT ASSETS

FORECOURT & CONVENIENCE STORE INVESTMENT PORTFOLIO

1



Three Counties Garage, Crewkerne, Somerset, TA18 8AE

2



Lowers Filling Station, Temple Cloud, Somerset, BS39 5BZ

3



Central Stores, Uffculme, Devon, EX15 3EB

4



The Bear Garage, Atworth, Melksham, Wiltshire, SN12 8HN

5



Central Stores, Wyke Regis, Weymouth, DT4 9AF

6



Central Stores, Witheridge, Tiverton, Devon, EX16 8AA

7



Central Stores, Kingsteignton, Newton Abbot, Devon, TQ12 3JE

8



Central Stores, Copplestone, Crediton, EX17 5NH

9



Milestone Services, Whimpe, Exeter, Devon, EX5 2QB

10



Central Stores, Chulmleigh, Devon, EX18 7BR

11



Central Stores, Camberley, Surrey, GU15 4DQ

12



Central Stores, Combe Martin, North Devon, EX34 0DD

CHECKOUT ASSETS

FORECOURT & CONVENIENCE STORE INVESTMENT PORTFOLIO

13



Central Stores, Newport, Isle of Wight, PO30 5HS

14



Central Stores, Wroxall, Ventnor, Isle of Wight, PO38 3BU

15



Central Stores, Creech St Michael,
Taunton, Somerset, TA3 5DP

16



Sherborne Road, Milborne Port, Sherborne DT9 5AU

17



Central Stores, Seaton, Devon, EX12 2AD

18



Central Stores, Shanklin, Isle of Wight, PO37 6EZ

19



Central Stores, St Andrew's Dairy, Exmouth, EX8 1AS



TENANCY SCHEDULE

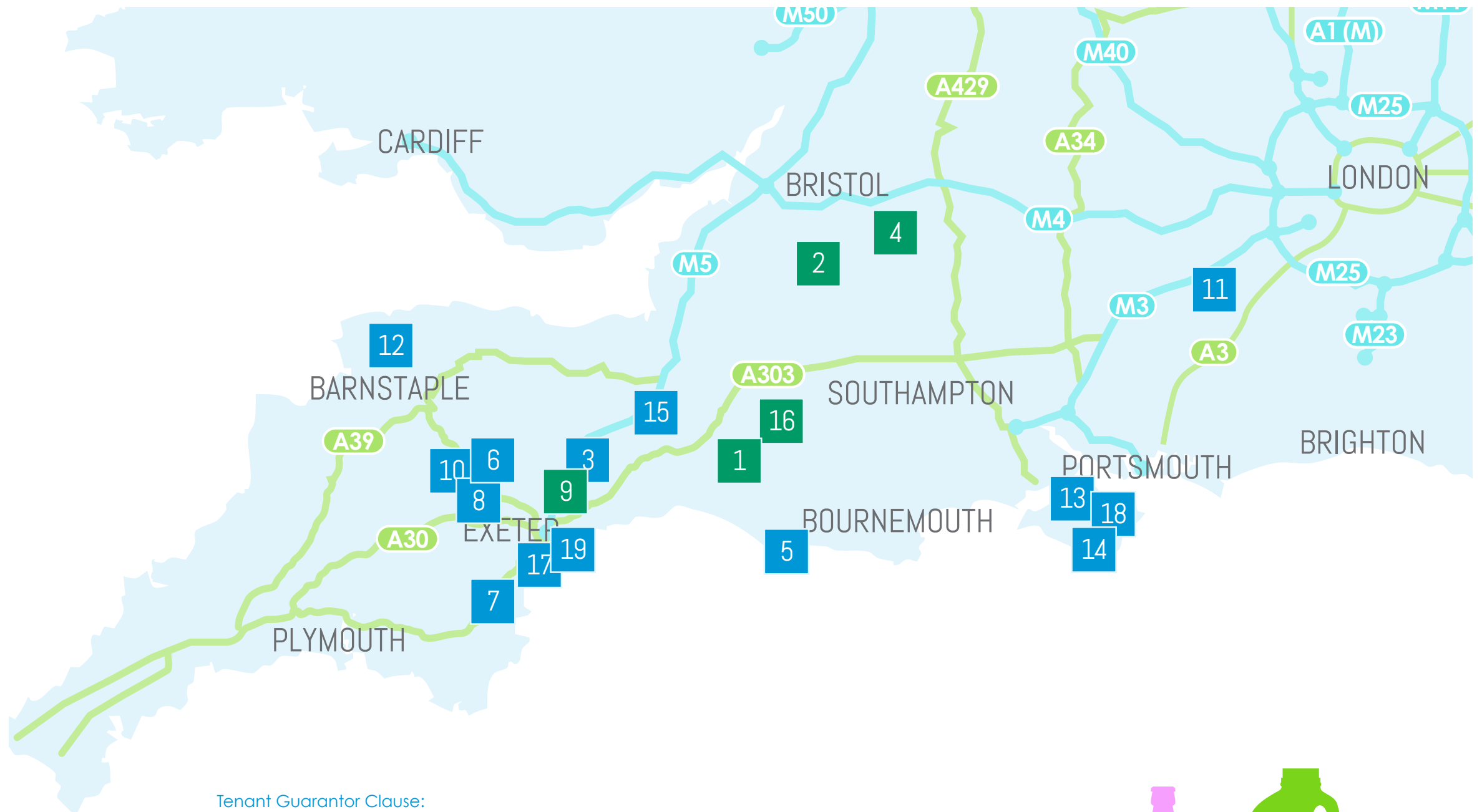
FORECOURT & CONVENIENCE STORE INVESTMENT PORTFOLIO

Ref	Address	Region	Tenant	Guarantor	Site Area (acres)	Effective Rent* (£ pa)	Fixed Review Rent (£ pa)	Fixed Review Date	Unexpired Term (years)
1	Three Counties Garage, South Street, Crewkerne, Somerset, TA18 8AE	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.27	£65,622	£74,245	31/10/2024	15.49
2	Lowers Filling Station, Main Road, Temple Cloud, Somerset, BS39 5BZ	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.26	£70,713	£80,005	31/10/2024	15.49
3	Central Stores, 11 Commercial Road, Uffculme, Devon, EX15 3EB	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.03	£27,153	£30,722	02/12/2024	15.58
4	The Bear Garage, Atworth, Melksham, Wiltshire, SN12 8HN	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.46	£50,913	£57,604	16/02/2025	15.79
5	Central Stores, 208 Portland Road, Wyke Regis, Weymouth, DT4 9AF	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.09	£28,285	£32,002	20/04/2025	15.96
6	Central Stores, 17 West Street, Witheridge, Tiverton, Devon, EX16 8AA	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.16	£36,205	£40,963	01/06/2025	16.08
7	Central Stores, 33 Ley Lane, Kingsteignton, Newton Abbot, Devon, TQ12 3JE	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.07	£16,971	£19,201	15/06/2025	16.12
8	Central Stores, Coppelstone, Crediton, EX17 5NH	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.24	£27,154	£30,722	24/08/2025	16.31
9	Milestone Services, London Road, Whimpe, Exeter, Devon, EX5 2QB	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.36	£75,804	£85,765	01/09/2025	16.33
10	Central Stores, Fore Street, Chulmleigh, Devon, EX18 7BR	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.04	£33,942	£38,403	30/11/2025	16.58
11	Central Stores, 7-9 Old Dean Parade, Camberley, Surrey, GU15 4DQ	South East	Bestway Retail Limited	Bestway Wholesale Limited	0.09	£33,942	£38,403	11/07/2026	17.19
12	Central Stores, Cross Street, Combe Martin, North Devon, EX34 0DD	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.20	£29,417	£33,282	08/08/2026	17.27
13	Central Stores, 135 Hunnyhill, Newport, Isle of Wight, PO30 5HS	Isle of Wight	Bestway Retail Limited	Bestway Wholesale Limited	0.09	£36,205	£40,963	06/02/2027	17.76
14	Central Stores, 1 West Street & London House, Wroxall, Isle of Wight, PO38 3BU	Isle of Wight	Bestway Retail Limited	Bestway Wholesale Limited	0.04	£37,336	£42,243	06/02/2027	17.76
15	Central Stores, St Michaels Road, Creech St Michael, Taunton, Somerset, TA3 5DP	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.12	£41,862	£47,363	22/05/2027	18.05
16	Sherborne Road, Milborne Port, Sherborne DT9 5AU	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.33	£50,913	£57,604	20/06/2022	18.13
17	Central Stores, 26 Fore Street, Seaton, Devon, EX12 2AD	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.06	£25,427	£28,703	11/09/2027	18.36
18	Central Stores, 23 Arthur's Hill, Shanklin, Isle of Wight, PO37 6EZ	Isle of Wight	Bestway Retail Limited	Bestway Wholesale Limited	0.16	£26,824	£29,616	27/10/2027	18.48
19	Central Stores, St Andrew's Dairy, 46 St Andrew's Road, Exmouth, EX8 1AS	South West	Bestway Retail Limited	Bestway Wholesale Limited	0.03	£24,589	£27,148	14/11/2027	18.53
						£739,277	£834,327		16.75

*The Vendor will top up all rents to their next respective fixed uplift from completion, as per the effective rents in the above schedule.

ASSET LOCATIONS

FORECOURT & CONVENIENCE STORE INVESTMENT PORTFOLIO



Tenant Guarantor Clause:

All leases, secured to Bestway Retail Limited, are additionally secured by the guarantor Bestway Wholesale Limited. The lease provides for the potential to release the guarantor under the condition that Bestway Retail Limited record a pre-tax profit of £10,000,000, for a period of two consecutive years.





Established in 1976, Bestway Wholesale has grown to become the UK's largest independent food and drink wholesaler. It forms part of the British multinational conglomerate company The Bestway Group which also has global business interests in Banking, Cement, Pharmacy, Milling and Property Investment.

Bestway Wholesale highlights include:



8th largest privately-owned company
and 5th largest family-owned business



18% market share in the grocery
wholesale sector



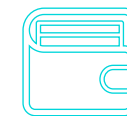
Employs over 4,500 people
in the United Kingdom



62 warehouses and over five and a half
million square feet of selling space



Operates 127 Central Stores
in the UK



9.7% increase in
Net Worth in 2018

Bestway Wholesale Limited reported the following results over the last 3 years:

	30 June 2018	30 June 2017	30 June 2016
Turnover	£1,611,557,000	£1,651,048,000	£1,431,159,000
Pre-Tax Profit	£10,307,000	£6,354,000	-£8,099,000
Net Worth	£96,721,000	£88,162,000	£82,324,000

Bestway Retail Limited reported the following results over the last 3 years:

	30 June 2018	30 June 2016
Turnover	£80,459,000	£36,227,000
Pre-Tax Profit	£-265,000	£474,000
Net Worth	£-267,000	-

In 2018 Bestway acquired 127 Central Convenience stores as part of its £7.5m purchase of Conviviality Retail which included fascias Bargain Booze, Wine Rack, Select Convenience and Central Convenience. Across the group this included 600 franchisee stores and 207 corporate-owned stores, with the majority of Central stores falling under the central ownership. The new acquisition is now organised under the company, Bestway Retail Limited.

THE ASSETS



THREE COUNTIES GARAGE, SOUTH STREET, CREWKERNE, SOMERSET, TA18 8AE

1

RENT: £65,622 PA.



9.3 miles (15 km) south west of Yeovil and
19.8 miles (31.9 km) south east of Taunton



Prominent road-side location along an A road
Connected to the A356, A30 and B3165



Fuel station and convenience store
with an adjoining retail/warehouse unit



Large Fuel forecourt with 6 pump stations
and additional parking to the rear



Large road side site totalling
0.27 acres



Freehold

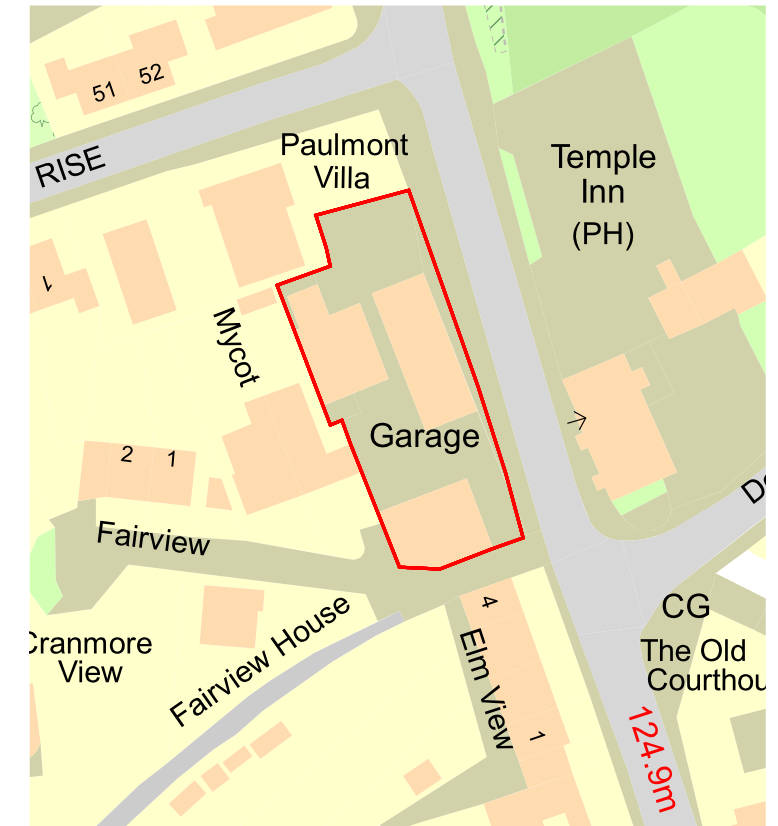
SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2024	Fixed Increase 2029
Ground Floor Fuel Convenience Store	239.2	2,575	31/10/2014	30/10/2034	£65,622.00	£74,244.90	£84,001.29
Ground Floor Car Showroom/Garage Sublet: James Ford (t/a J&F Cars)	205.1	2,208	01/03/2012	28/02/2017			
Total	444.3	4,783					

LOWERS FILLING STATION, TEMPLE CLOUD, SOMERSET, BS39 5BZ

2

RENT: £70,713 P.A.



10.6 miles (17.1 km) north of Bristol and
13.2 miles (21.2 km) north east of Bath



Prominent road-side location along an A road.
Connected to the A37 and within close proximity to the A39



Fuel station and convenience store
with adjoining car workshop



Fuel forecourt with 6 pump stations and
parking to the front of the garage



Large road-side site
totalling 0.26 acres



Freehold

SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2024	Fixed Increase 2029
Ground Floor Fuel Convenience Store	140.8	1,515	31/10/14	30/10/34	£70,713.00	£80,005.28	£90,518.64
Ground Floor Car Showroom/Garage Sub-Let: Venture Tyres (Temple Cloud) Limited			01/01/2010	2/02/2020			

CENTRAL STORES, 11 COMMERCIAL ROAD, UFFCULME, DEVON, EX15 3EB

3

RENT: £27,153 P.A.



Outline for indicative purposes only.



17.5 miles (28.1 km) south west of Exeter and
13.5 miles (21.7 km) north east of Taunton



Within close proximity to the A38 and
Junction 27 of the M5 Motorway



Single-storey convenience store
with internal Post Office



Densely populated residential location with local occupiers
including a medical surgery and a public house



Redevelopment potential for provision
of additional floors and change of use,
subject to planning



Freehold

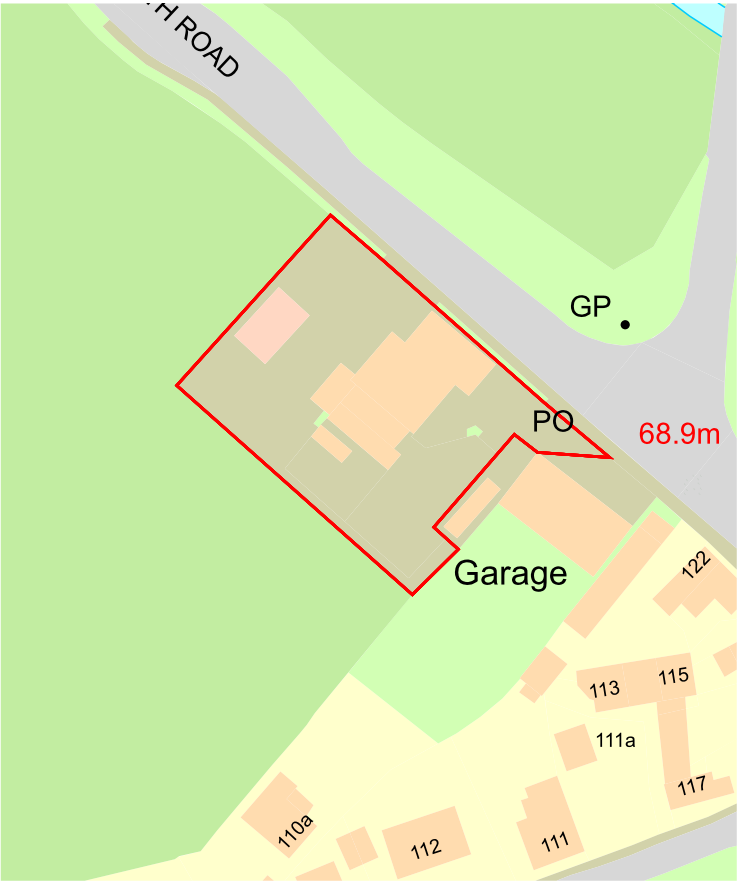
SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2024	Fixed Increase 2029
Convenience Store	167.7	1,805	02/12/2014	01/12/2034	£27,153.00	£30,722.03	£34,759.16

BEAR GARAGE, BATH ROAD, ATWORTH, MELKSHAM, WILTSHIRE, SN12 8HN

4

RENT: £50,913 PA.



4.0 miles (6.4 km) north west of Melksham, 2.9 miles (4.7 km) south east of Box and 20.3 miles (32.7 km) east of Bristol



Prominent road-side location along an A road. Connected to the A365



Fuel station and convenience store with limited direct competition within the local area



Large Fuel forecourt with 8 pump stations



Large road-side site totalling 0.46 acres



Freehold

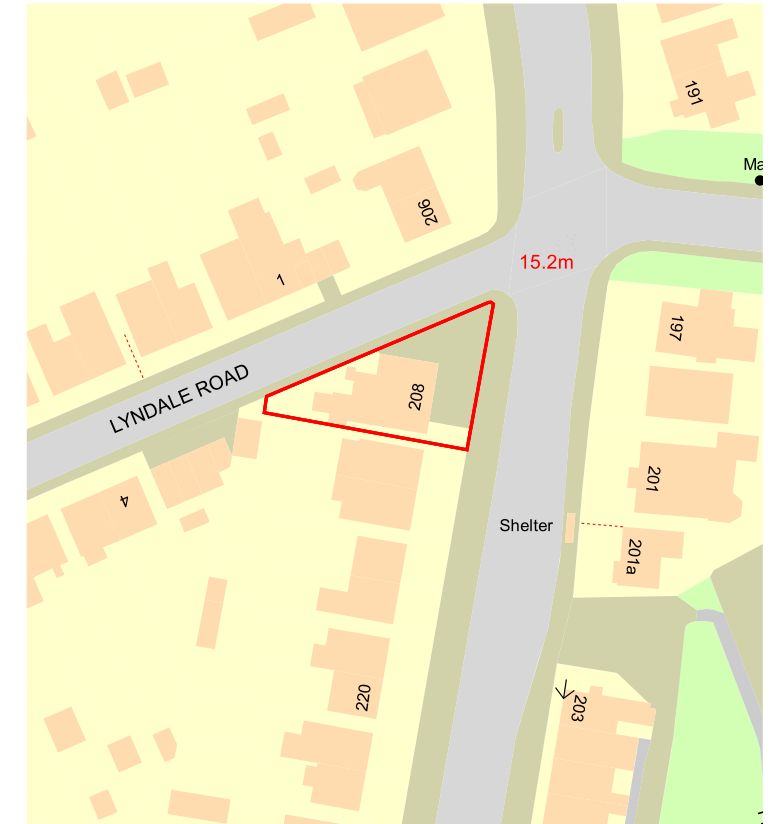
SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2025	Fixed Increase 2030
Ground Floor Fuel Convenience Store	111.6	1,201	16/02/2015	15/02/2035	£50,913.00	£57,603.80	£65,173.42

CENTRAL STORES, 208 PORTLAND ROAD, WYKE REGIS, WEYMOUTH, DT4 9AF

5

RENT: £28,285 PA.



28.0 miles (45.1 km) south of Yeovil and 34.6 miles (55.7 km) south west of Bournemouth



Located in close proximity to the A354, the primary arterial route from Weymouth to the Isle of Portland



Ground floor convenience store with a recently refurbished first floor self-contained three bedroom flat with private roof terrace



Prominent corner building within an established densely populated residential area and popular seaside town



Redevelopment potential to a single large residential dwelling or individual apartments, subject to planning



Freehold

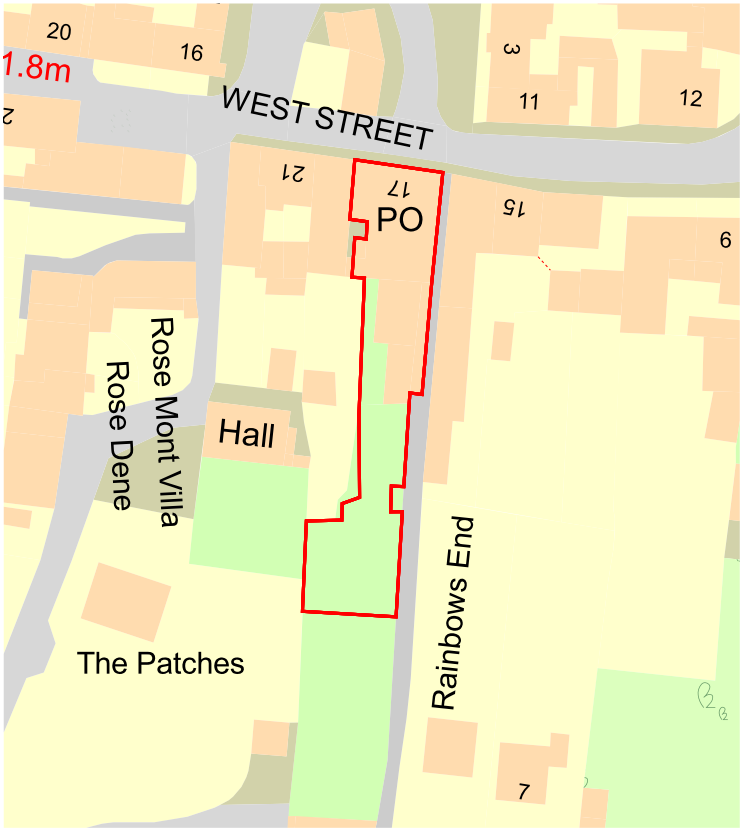
SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2025	Fixed Increase 2030
Ground Floor Convenience store	95.1	1,023	20/04/2015	19/04/2035	£28,285.00	£32,002.11	£36,207.45
First Floor Residential - Three Bedroom Flat, Kitchen, Bathroom, W/C, Living Room							

CENTRAL STORES, 17 WEST STREET, WITHERIDGE, DEVON, EX16 8AA

6

RENT: £36,205 P.A.



22.5 miles (36.2 km) south east of Barnstable and 19.6 miles (31.5 km) north west of Exeter



Connected to the B2137 and within close proximity to the A361 and A377



Grade II Listed Convenience store arranged over ground and basement floors with an internal Post Office and first floor self-contained Three Double bedroom flat above



Prominent building in the centre of Witheridge within an established residential area with limited local competition



Good redevelopment potential in a conservation area. The property benefits from a large area of unused space to the rear



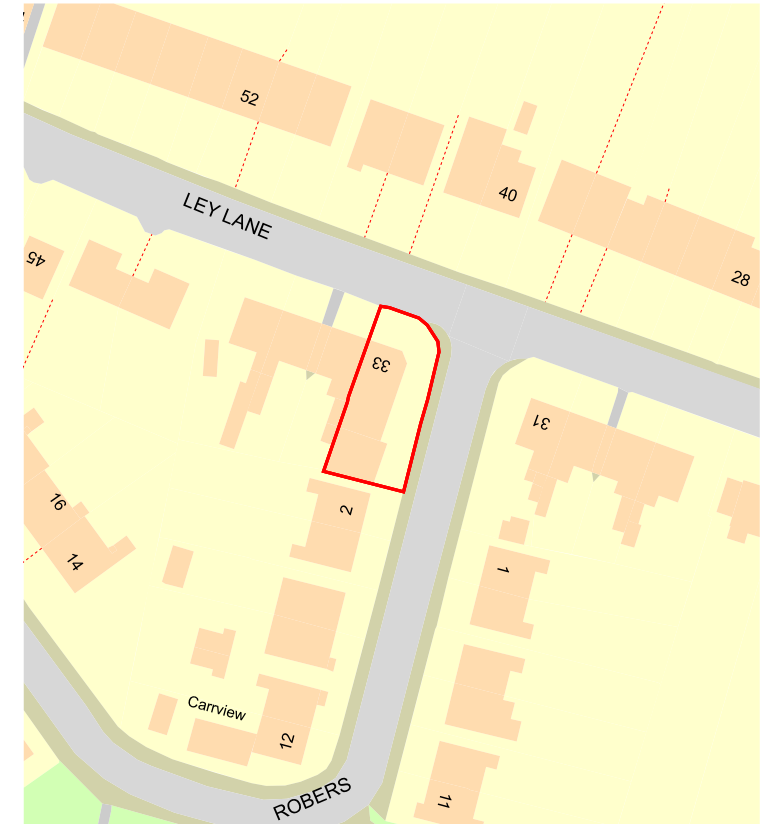
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SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2025	Fixed Increase 2030
Ground Floor, Convenience Store	220.9	2,377	01/06/2015	31/05/2035	£36,205.00	£40,963.00	£46,346.00
First Floor Residential - Three Double Bedroom Flat, Kitchen, Bathroom, W/C, Living Room							

CENTRAL STORES, 33 LEY LANE, KINGSTEIGNTON, DEVON, TQ12 3JE

RENT: £16,971 PA.



8.8 miles (14.2 km) north of Torquay and
14.4 miles (23.2 km) south of Exeter



Well-established town connected to the B3193 and located
on the primary arterial route (A380) from Exeter to Torquay



Ground floor convenience store with off-road parking
for four cars and self-contained residential units sold-off
on long lease



Prominent corner building within an established
densely populated residential area



Redevelopment potential to a single
large residential dwelling or individual
apartments, subject to planning



Freehold

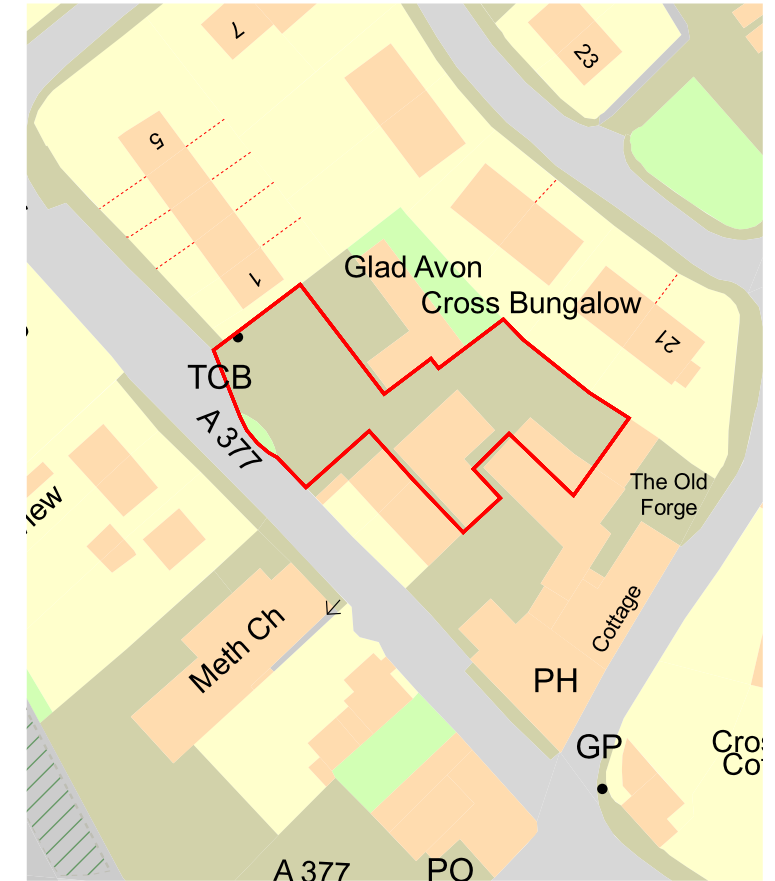
SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2025	Fixed Increase 2030
Ground Floor, Convenience Store	105.2	1,132	15/06/2015	14/06/2035	£16,971.00	£19,201.00	£21,724.00
First Floor Residential - Sold off							

CENTRAL STORES, COPPLESTONE, CREDITON, EX17 5NH

8

RENT: £27,154 P.A.



12.7 miles (20.4 km) north west of Exeter and 28.6 miles (46.0 km) south east of Barnstable



Located just off of the area's principle arterial road the A377, which runs from the M27 motorway in Hampshire to Christchurch in Dorset



Situated within a predominantly residential location with very limited competition within the immediate vicinity. Other occupiers local to the area include a primary school and several independent retailers.



Situated in a predominately residential area with occupiers within the immediate area including a primary school and several independent retailers in a non-compete location



Very limited competition from other convenience stores in the locale vicinity



Freehold

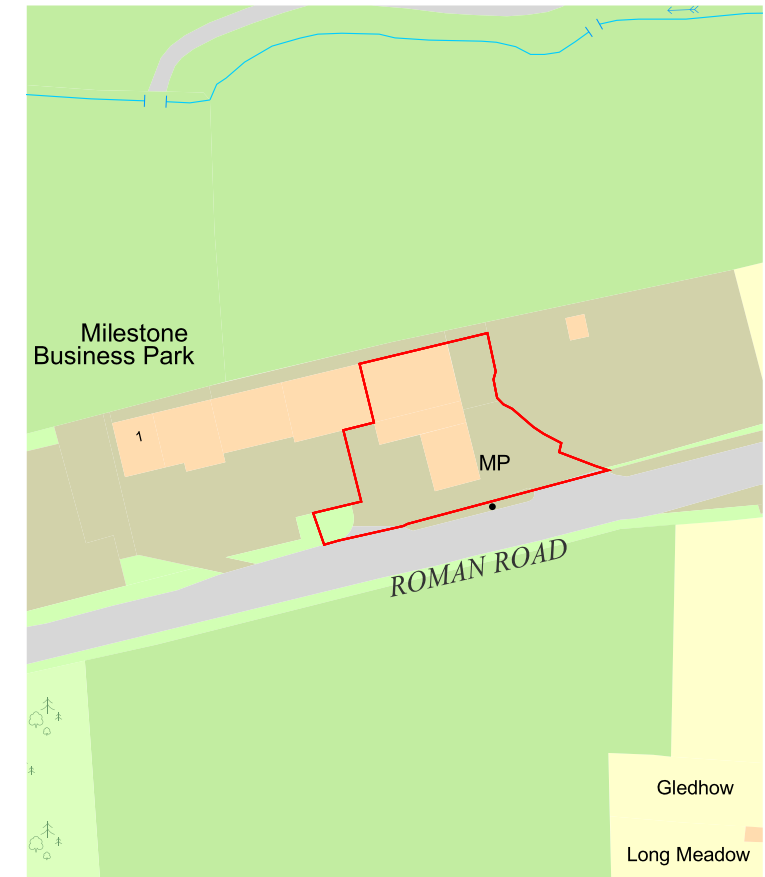
SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2025	Fixed Increase 2030
Ground Floor, Convenience Store	211.2	2,273	24/08/2015	23/08/2035	£27,154.00	£30,722.00	£34,759.00

MILESTONE SERVICES, LONDON ROAD, WHIMPLE, EXETER, DEVON, EX5 2QB

9

RENT: £75,804 PA.



13.1 miles (21.1 km) north east of Exeter
and 27.6 miles (44.4 km) south of Taunton



Prominent road-side location within close proximity to
Exeter Airport, the A30 and J29 of the M5 Motorway



Fuel station and convenience store with an
internal Post Office with potential for store expansion



Large Fuel forecourt with 6 pump stations
and multiple customer parking spaces



Site totalling 0.36 acres with high visibility
from the highway and benefitting from
large levels of residential development
within the immediate area



Freehold

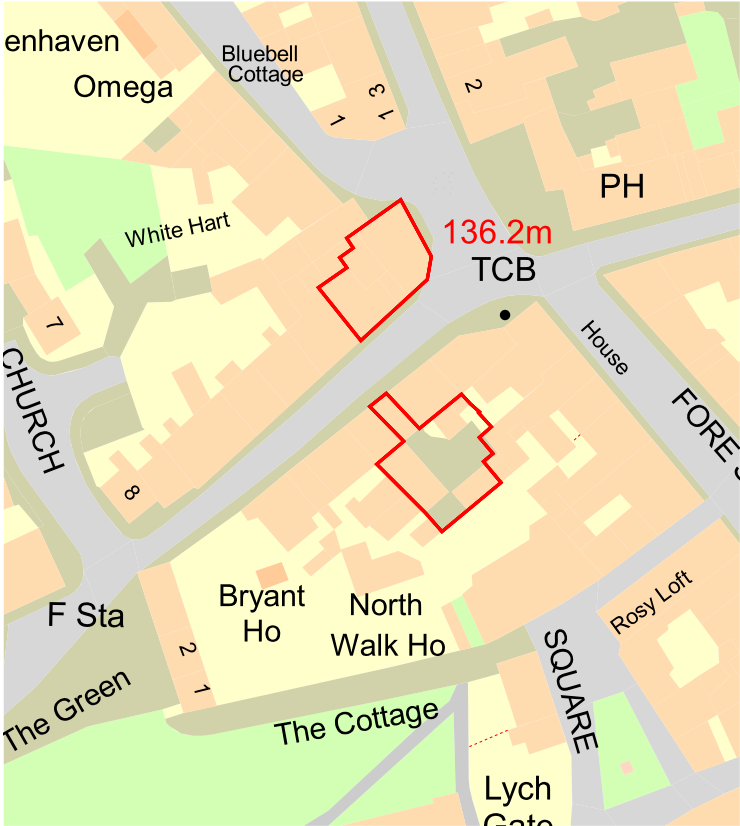
SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2025	Fixed Increase 2030
Ground Floor, Convenience Store	327.8	3,528	01/09/2015	31/08/2035	£75,804.00	£85,765.00	£97,036.00

CENTRAL STORES, FORE STREET, CHULMLEIGH, DEVON, EX18 7BR

10

RENT: £33,942 PA.



40.8 miles (65.54) west of Taunton and 87.8 miles (141.3 km) north east of Bristol

Occupies a prominent corner location in the centre of the town, well connected by the A3777



Ground floor convenience store with a first floor self-contained two bedroom flat. The demise also includes land and three storage units to the south of Fore Street



Situated in a predominately residential area with very limited competition from other convenience stores in the locale vicinity



Excellent redevelopment potential occupying a large corner site with further redevelopment options to the land opposite



Freehold

SCHEDULE OF ACCOMMODATION & TENANCY

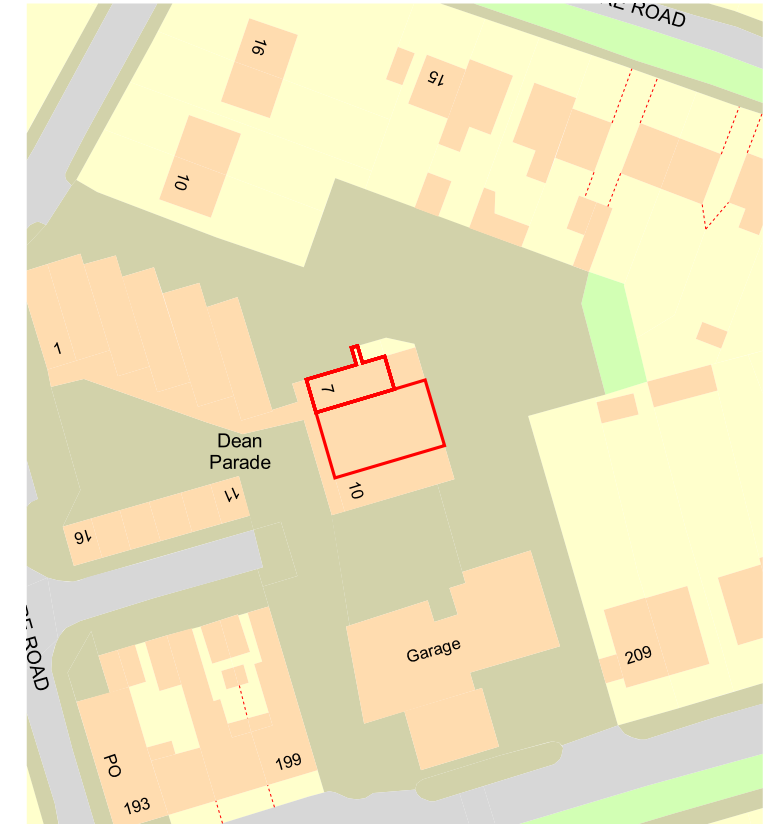
Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2025	Fixed Increase 2030
Ground Floor, Convenience Store	196.3*	2,112*	30/11/2015	29/11/2035	£33,942.00	£38,403.00	£43,449.00
First Floor Residential - Two Bedroom Flat, Kitchen, Bathroom, W/C, Living Room							

*Allsop have not inspected or included the measurements of the storage units on the land to the south of Fore Street.

CENTRAL STORES, 7-9 OLD DEAN PARADE, CAMBERLEY, SURREY, GU15 4DQ

11

RENT: £33,942 PA.



19.3 miles (31.1 km) south east of Reading and
35.3 miles (56.8 km) south west of Central London



Located adjacent to the A30 and within close
proximity to J4 of the M4 Motorway and the A331



Ground floor convenience store with three
self-contained residential units sold-off on long lease



Situated in a densely populated residential location
forming part of a neighbourhood shopping scheme



Occupiers within the vicinity include
a number of independent restaurants,
a youth centre and a primary school.



Freehold

SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2026	Fixed Increase 2031
Ground Floor Convenience Store	210.6	2,266	11/07/2016	10/07/2036	£33,942.00	£38,403.00	£43,449.00
First Floor Residential - Sold off							

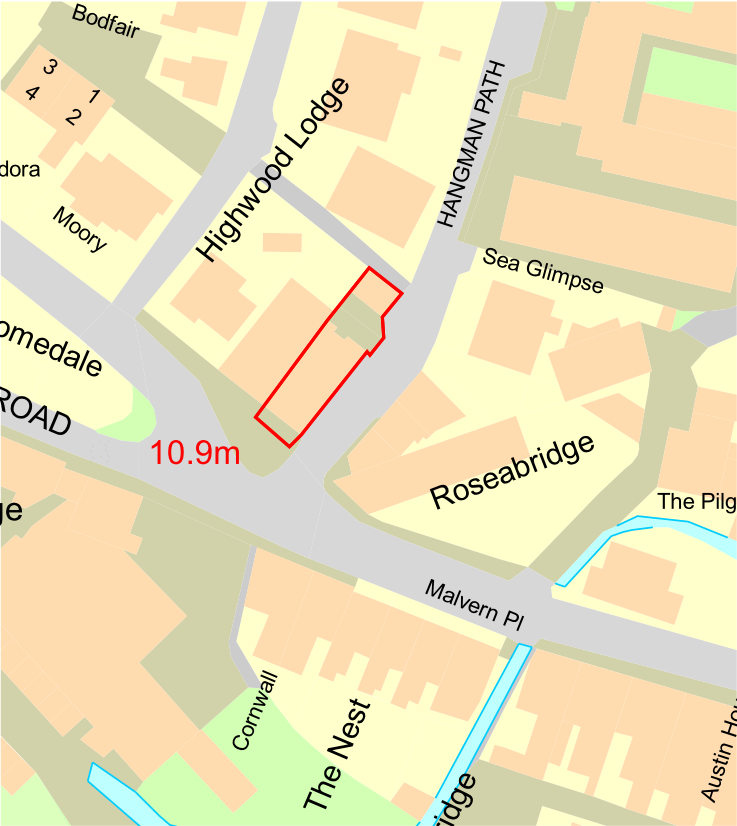
CENTRAL STORES, CROSS STREET, COMBE MARTIN, NORTH DEVON, EX34 0DD

12

RENT: £29,417 P.A.



Outline for indicative purposes only.



2.7 miles (4.3 km) south east of Watermouth and
11.8 miles (19.0 km) north of Barnstable



Located adjacent to the A399 with prominent frontage
and 6 designated parking spaces to the front



Ground floor convenience store with off-road parking
and a first floor self-contained two bedroom flat above



Situated within an established tourist town and
residential area 500 feet from Combe Martin beach



Attractive building with redevelopment
potential to a single large residential
dwelling or individual apartments, subject
to planning



Freehold

SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2026	Fixed Increase 2031
Ground Floor, Convenience Store	254.0	2,734	08/08/2016	07/08/2036	£29,417.00	£33,282.00	£37,656.00
First Floor Residential - Two Bedroom Flat, Kitchen, Bathroom, W/C, Living Room							

CENTRAL STORES, 135 HUNNYHILL, NEWPORT, ISLE OF WIGHT, PO30 5HS

13

RENT: £36,205 PA.



4.2 miles (6.8 km) south of Cowes, 10.2 miles (16.4km) east of Yarmouth and 8.4 miles (13.5 km) south west of Ryde



Located in close proximity to the A3020 and A3054 and is the closest located convenience store to St Mary's Hospital and The Isle of Wight College



End of terrace ground floor convenience store with a first floor self-contained two bedroom flat above



A predominantly residential area situated within the Island's principal town



Attractive building with redevelopment potential to a single large residential dwelling or individual apartments, subject to planning



Freehold

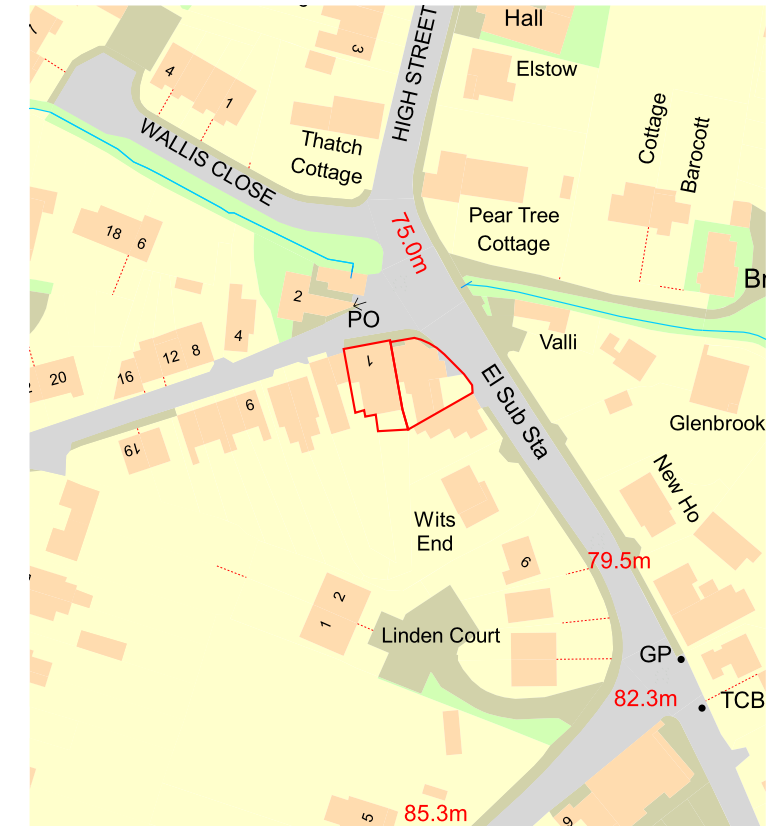
SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2027	Fixed Increase 2032
Ground Floor Convenience Store	155.0	1,668	06/02/2017	05/02/2037	£36,205.00	£40,963.00	£46,346.00
First Floor Residential - Two Bedroom Flat, Kitchen, Bathroom, Living Room							

CENTRAL STORES, 1 WEST STREET & LONDON HOUSE, WROXALL, ISLE OF WIGHT, PO38 3BU

14

RENT: £37,336 PA.



2.3 miles (3.7 km) north east of Ventor, 13.2 miles (20.0 km) south east of Cowes and 8.7 miles (14 km) south east of Newport



Ground floor convenience store with uppers which have the potential to be converted into residential accommodation



Redevelopment potential to a single large residential dwelling or individual apartments, subject to planning



Occupies a prominent corner location on Wroxall's busy B3327



Predominantly residential area in close proximity to Appuldurcombe Garden's Holiday Park and a local primary school



Freehold

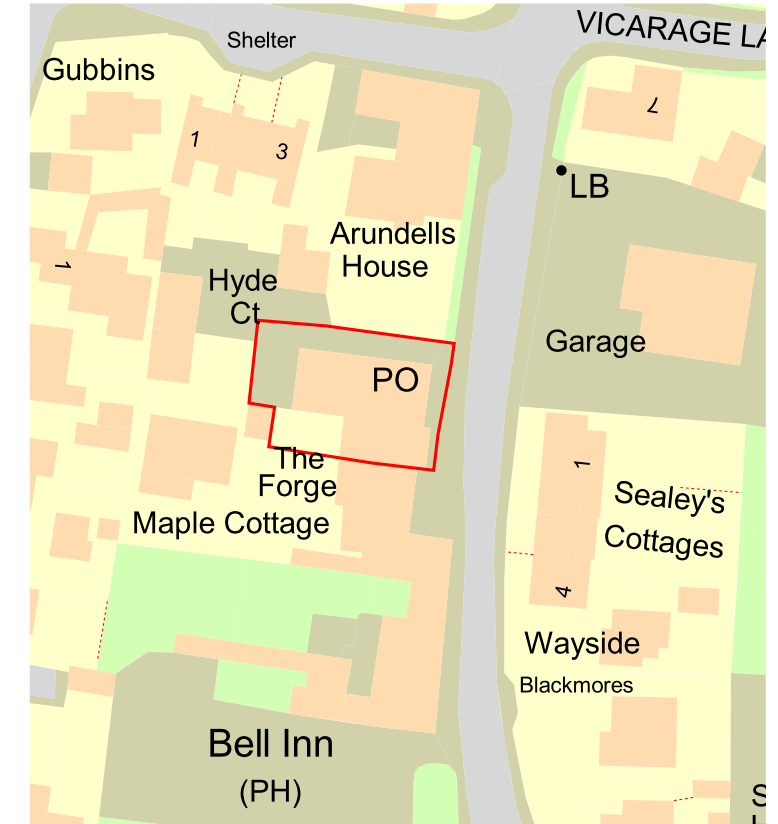
SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2027	Fixed Increase 2032
Ground Floor Convenience Store	212.2	2,284	06/02/2017	05/02/2037	£37,336.00	£42,243.00	£47,794.00
First Floor Uppers							

CENTRAL STORES, ST MICHAELS ROAD, CREECH ST MICHAEL, TAUNTON, SOMERSET, TA3 5DP

15

RENT: £41,862 P.A.



4.6 miles north east of Taunton, 9.6 miles (15.0 km) south of Bridgwater and 40.6 miles (65.3 km) south west of Bristol



Positioned within close proximity to the A358 and M5 Motorway in the centre of Creech St Michael



Ground floor convenience store with an internal Post Office and two first floor self-contained flats above accessed to the rear



Predominantly residential area with limited direct competition within the local area and a captive audience



Redevelopment potential to a single large residential dwelling or individual apartments, subject to planning



Freehold

SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2027	Fixed Increase 2032
Ground Floor Convenience Store	190.9	2,054	22/05/2017	21/05/2037	£41,862.00	£47,363.00	£53,587.00
First Floor Residential - 2 x Two Bedroom Flat, Kitchen, Bathroom, Living Room							

SHERBORNE ROAD, MILBORNE PORT, SHERBORNE DT9 5AU

16

RENT: £50,913 PA.



8 miles (12.9 km) east of Yeovil, 29 miles (46.6 km) north of Weymouth and 40 miles (64.4 km) south of Bath.



Fuel station and convenience store with an adjoining car workshop and internal Post Office



Only Petrol Station in the village situated on a very prominent site totalling 0.4 acres



Prominent road-side location situated on the A30 (Sherborne Road), the main vehicular route between London and Penzance



Large Fuel forecourt with 2 pump stations and multiple customer parking spaces to the front



Freehold

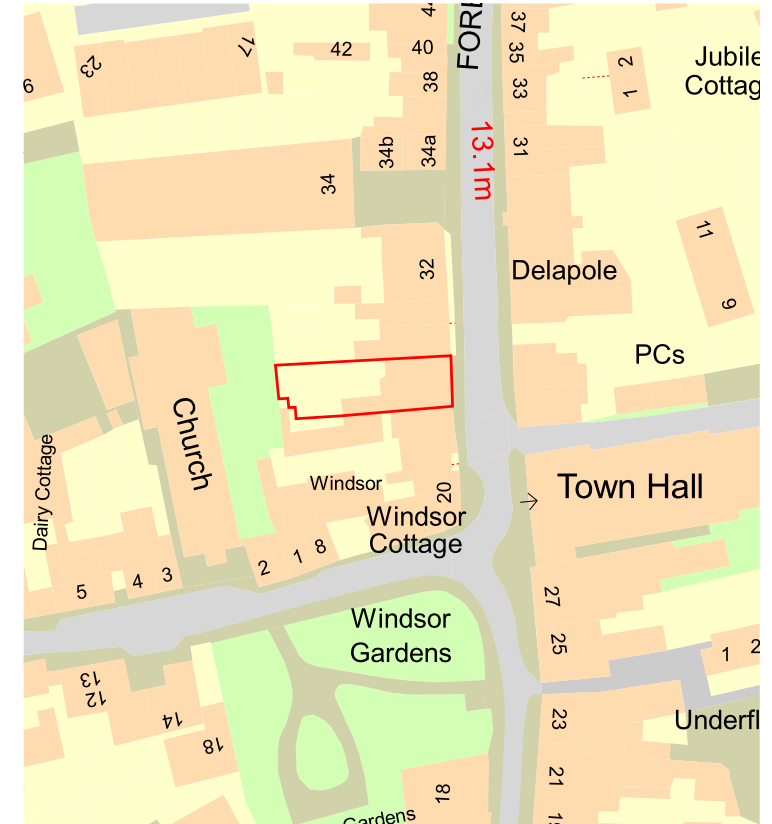
SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2027	Fixed Increase 2032
Ground Floor Convenience Store	111.74	1,203	21/06/2017	20/06/2037	£50,913	£57,604.00	£65,173.00
Ground Floor Car Workshop	144.23	1,553					
Total	255.97	2,756					

CENTRAL STORES, 26 FORE STREET, SEATON, DEVON, EX12 2AD

17

RENT: £25,427 P.A.



23.3 miles (37.4 km) east of Exeter and
25.4 miles (40.0 km) south of Taunton



Located close to the A358 and M5 Motorway
in the centre of Creech St Michael



Ground floor convenience store with an internal
Post Office and first floor self-contained three
bedroom flat with terrace and garden



Situated within an established tourist town and residential
area in close proximity to Seaton Jurassic Tourist Attraction



Redevelopment potential to a single
large residential dwelling or individual
apartments, subject to planning



Freehold

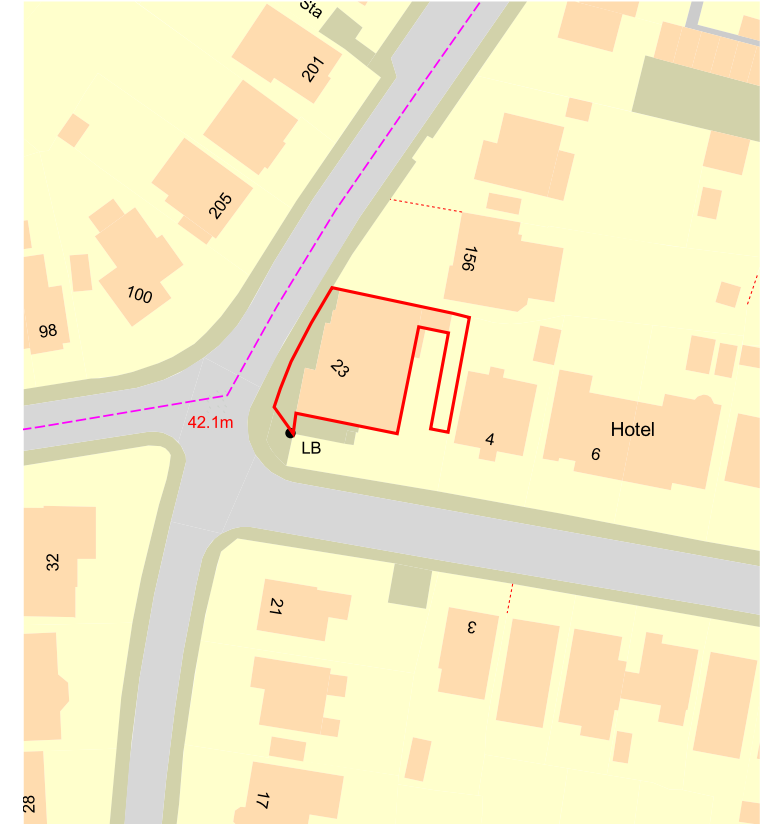
SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2027	Fixed Increase 2032
Ground Floor Convenience Store	125.9	1,355	11/09/2017	10/09/2037	£25,427.00	£28,073.00	OMV
First Floor Residential - Three Bedroom Flat, Kitchen, Bathroom, Living Room							

CENTRAL STORES, 23 ARTHUR'S HILL, SHANKLIN, ISLE OF WIGHT, PO37 6EZ

18

RENT: £26,824 PA.



14.4 miles (23.0 km) south east of Cowes, 9.9 miles (15.9 km) south east of Newport and 7.7 miles (12.4 km) south of Ryde



Located adjacent to the A3055, the area's principle arterial road, in close proximity to Shanklin Railway Station



Ground floor convenience store with five off street parking spaces and two first floor self-contained two bedroom flats above



Prominent corner building within an established residential area and tourist town with limited local competition



Redevelopment potential to a single large residential dwelling or individual apartments, subject to planning



Long leasehold - 852 years unexpired

SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2027	Fixed Increase 2032
Ground Floor Convenience Store	220.6	2,374	27/10/2017	26/10/2037	£26,824.00	£29,616.00	OMV
First Floor Residential - 2 x Two Bedroom Flat, Kitchen, Bathroom, Living Room							

CENTRAL STORES, ST ANDREW'S DAIRY, 46 ST ANDREW'S ROAD, EXMOUTH, EX8 1AS

19

RENT: £24,589 P.A.



11.6 miles (18.6 km) north west of Exeter and
37.2 miles (59.8 km) north east of Taunton



Connected to the A3055, the areas principle
arterial road



Ground floor convenience store with a first floor
self-contained two bedroom flat above



Prominent corner building within an established
densely populated tourist town and residential area



Redevelopment potential to a single
large residential dwelling or individual
apartments, subject to planning



Freehold

SCHEDULE OF ACCOMMODATION & TENANCY

Accommodation	Area (Sq m)	Area (Sq Ft)	Lease Start	Lease Expiry	Effective Rent (£ p.a.)	Fixed Increase 2027	Fixed Increase 2032
Ground Floor Convenience Store	74.5	802	14/11/2017	13/11/2037	£24,589.00	£27,148.00	OMV
First Floor Residential - Two Bedroom Flat, Kitchen, Bathroom, W/C, Living Room							

VAT

The transaction will be treated as a transfer of a going concern (TOGC).

EPCs

Further information is available in the Allsop marketing data room.

DATA ROOM

For Data room access, please use the following link:
<http://datarooms.allsop.co.uk/register/checkout>

PROPOSAL

We are instructed to seek offers in excess of **£12,000,000 (Twelve Million Pounds)**, subject to contract and exclusive of VAT. A purchase at this level provides a **Net Initial Yield of 5.75%**, which will rise every year from 2024 in accordance with the fixed rental increases and will reflect the following year end reversionary yield profile:

2024	5.94%
2025	6.22%
2026	6.28%
2027	6.52%

allsop

For further information or to make arrangements for viewing please contact:

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CHECKOUT PORTFOLIO

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