

FOR SALE

PRIME HIGH YIELDING RETAIL INVESTMENT

129-133 HIGH STREET, PERTH
PH1 5UN



OFFERS OVER £400,000
(14.32% NET INITIAL YIELD)



EXECUTIVE SUMMARY

- High yielding prime retail investment opportunity;
- Total passing rent of £59,500 per annum (£64.95/ Sq ft Zone A);
- Situated on the prime retail pitch of Perth's High Street;
- Strong asset management potential;
- Perth is accessible for 90% of Scotland's population within a 90 minute drive;
- There are a significant amount of homes to be built in Perth over the next 5 years leading to an increase in population;
- The city boasts 1,415 businesses with Perth & Kinross having 6,025;
- We are instructed to seek offers in excess of **£400,000 (FOUR HUNDRED THOUSAND POUNDS STERLING)** exclusive of VAT. A purchase at this level will reflect a net initial yield of 14.32% after allowing for purchasers' costs of 3.86% including LBTT (Land Building and Transactions Tax).





Retailing in Perth

The prime retail offering in Perth is focused on the High Street, an attractive retail destination following the £3m spent on renewing the streetscaping in 2014. The city has a strong department store presence, with Primark, Debenhams, Boots and Marks & Spencer.

The 100% prime pitch remains well let with a strong national retailer presence. New entrants to the city include Pandora, JoJo Maman Bebe, Ness and Fat Face, which demonstrates the appeal of the city and affluent catchment. St. John's Centre is the main indoor shopping mall in Perth, accessed from the western end of the High Street and has been enhanced over recent years with JD Sports and H&M leasing space.

Description

The subject property comprises a ground floor retail unit contained within a three-storey building of concrete and brick construction held under a pitched and slated roof.

The ground floor is used in its entirety for retail sales whilst the first floor comprises of stores, staff room and W/C facilities. There is a small residential manager's flat which is accessed internally at first floor level.

Accommodation

We have measured the subject premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and would estimate that the subjects extend to the following areas:

FLOOR/AREA	SIZE (SQ M)	SIZE (SQ FT)
Ground	90.66	976
First	82.50	888
Total Net Internal Area	173.16	1,864
Ground Floor ITZA	76.86	827
Total Reduced Floor Area	85.11	916

There is a manager's flat located at second floor level which is accessed via the first floor fire escape and is included in the transaction but not in the above table.

Tenure

The property is held on a heritable title (Scottish equivalent of English freehold).

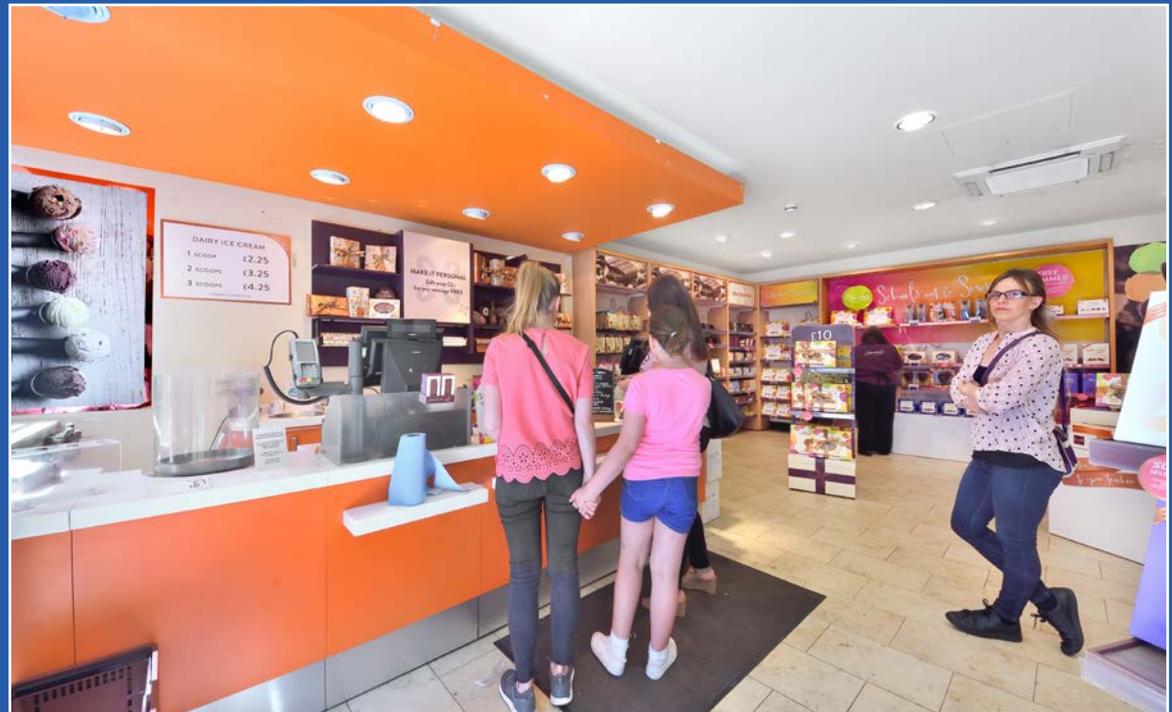
Tenancy

The property is let to Thorntons on tacit relocation from expiry of their original lease on 2 December 2015 at a passing rent of £59,500 per annum (£64.95/sq ft Zone A), on Full Repairing & Insuring terms (subject to a schedule of condition). The tenant requires to provide the Landlord with 40 days written notice of their intention to serve a Notice to Quit.

Asset Management

There are various asset management angles associated with this investment which include;

- Re-gear of the existing lease to Thorntons.
- Potential sub-division of the retail and residential to create a single dwelling at second floor level (STP).
- Enhance the investment return by selling off the residential dwelling.





COMPANY INFORMATION

The majority of the shares of Thorntons PLC were acquired in 2015 for £112million by Ferrero Rocher International S.A., parent company of the Ferrero Rocher Group, who also own the brands of Kinder, Nutella and Tic Tac's in addition to Ferrero Rocher.

For 2016/17 the Ferrero Rocher Group reported a turnover of £9.5billion (1.5% increase from the previous year) across 91 companies held within the group with business activities across 55 countries and products distributed throughout 170 worldwide.

EPC

EPC information can be provided upon request.

VAT

Our clients have elected to waive exemption for VAT and accordingly VAT will be payable on the purchase price, although we anticipate the sale will be treated as a Transfer of a Going Concern (TOGC).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

PROPOSAL

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VIEWING & FURTHER INFORMATION

Please contact the sole selling agent:



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