

LET TO MACKAY STORES LIMITED
TRADING AS

M&Co

MANDCO.COM

BANFF

STONEHAVEN

ARBROATH

MUSSELBURGH

JOHNSTONE

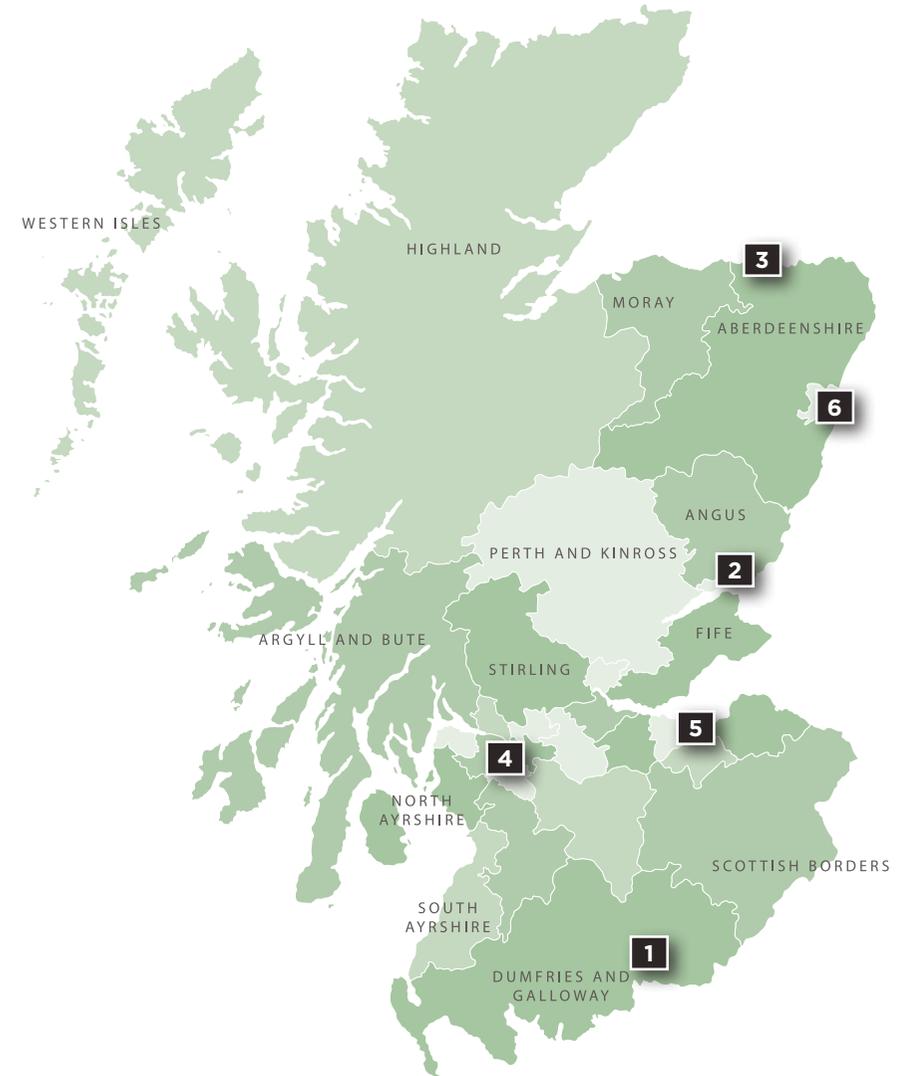
ANNAN

**HIGHLY ATTRACTIVE
RETAIL SALE &
LEASEBACK
PORTFOLIO**



EXECUTIVE SUMMARY

- Six individual properties let to Mackays Stores Limited trading as M&Co;
- New 10/5 FRI Leases
- Total rent roll of £234,500 per annum
- Dun & Bradstreet rating of 5A1
- Prominent retailing locations within strong performing town centres
- Geographic spread with retail properties in Annan [1], Arbroath [2], Banff [3], Johnstone [4], Musselburgh [5] and Stonehaven [6]
- Superb locations in each town
- Our clients may consider offers for all six properties as a whole at price in excess of £2,640,000 or for the individual properties in isolation



01 92 HIGH STREET, ANNAN DG12 6DW

LOCATION

Annan is an attractive market town within the Southwest of Scotland. The town lies approximately 84 miles south of Glasgow and 22 miles north west of Carlisle and enjoys a resident population of approximately 9,000 persons whilst the Dumfries and Galloway region has a population of approximately 148,000 persons.

SITUATION

The subject property is located on the High Street which is the main arterial route through the town. Nearby occupiers include Boots, Savers, Thomas Cook, William Hill, Vision Express, McColls and a number of local occupiers.

DESCRIPTION

The subject property occupies a prominent corner position within the prime retail pitch and is arranged over ground, first, second and attic floors. The four storey building is of stone construction with a large two storey extension to the rear and held under a pitched and slated roof. The upper floors have independent access and are currently vacant offices which form part of the ownership. Access to the property is via a recessed glazed pedestrian door whilst the subjects benefit from generous double display windows.

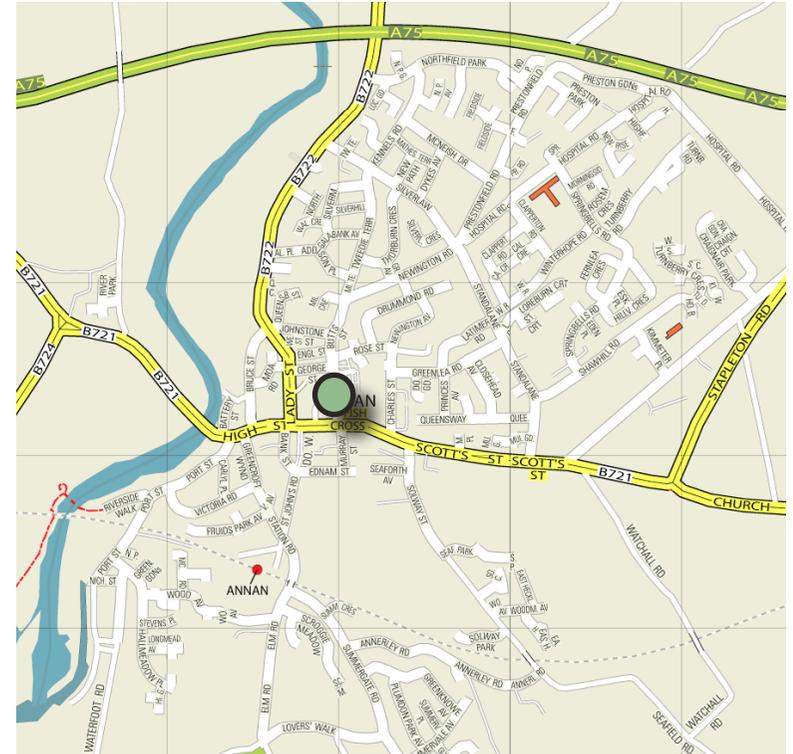
ACCOMMODATION

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	SIZE (SQ M)	SIZE (SQ FT)
Ground	246.03	2,648
First	144.8	1,559
Second (Office)	70.53	759
Attic (Office)	78.25	842
Total NIA (GF & FF)	390.83	4,207
Total GIA (2F & 3F)	148.78	1,601
Total RFA	141.65	1,525



OFFERS OVER: **£190,000 (9.00%)**



TENANCY INFORMATION

Mackay Stores Limited will enter into a new 10 year Lease with effect from the date of entry, at a passing rent of £17,500 per annum, paid quarterly in advance. The lease is drawn up on Full Repairing & Insuring terms, subject to a photographic schedule of condition. The tenant has the option to terminate the lease, upon giving 3 months' notice following the determination of the rent review.

There are upwards only rent review provisions within the lease on the fifth anniversary to the greater of the open market rent or the rent payable immediately prior to the review date.

02 195 HIGH STREET, ARBROATH

DD11 1DY

LOCATION

Arbroath, the principal county town within the district of Angus, has a resident population of approximately 23,000 persons and given its proximity to the towns of Montrose, Brechin and Forfar the town draws from a significant catchment area. The town is situated approximately 17 miles north east of Dundee and 77 miles north of Edinburgh.

SITUATION

The property occupies a prime position on the High Street on the north side of the street in the pedestrianised section in close proximity to the Abbeygate Shopping Centre, which is the principal retail destination within the town.

Nearby occupiers include Shelter, Argos, Superdrug, Boots, Timpson's & H Samuel Jewellers.

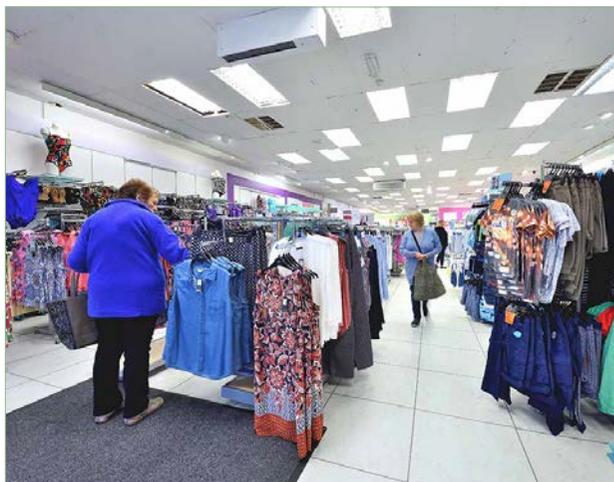
DESCRIPTION

The subjects comprise a ground floor retail unit contained within a single storey, mid-terraced, brick-built building held under a flat roof. The unit benefits from a generous display frontage fronting onto High Street as well as a large, private, secured car park to the rear.

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	SIZE (SQ M)	SIZE (SQ FT)
Ground	521.26	5,611
Total NIA	521.26	5,611
Total RFA	222.58	2,396



OFFERS OVER: **£310,000 (12.50%)**



TENANCY INFORMATION

Mackay Stores Limited will enter into a new 10 year Lease with effect from the date of entry, at a passing rent of £40,000 per annum, paid quarterly in advance. The lease is drawn up on Full Repairing & Insuring terms, subject to a photographic schedule of condition. The tenant has the option to terminate the lease, upon giving 3 months notice following the determination of the rent review.

There are upwards only rent review provisions within the lease on the fifth anniversary to the greater of the open market rent or the rent payable immediately prior to the review date.

03 34 HIGH STREET, BANFF

AB45 1AN

LOCATION

Banff is a coastal town on the north coast of Scotland lying within Aberdeenshire and is approximately 56 miles west of Aberdeen and 74 miles east of Inverness. Banff is served by the A98 that runs both east and west and the roads A97 and A947 to the south. It has a population of approximately 4,000 with a further catchment encompassing the local rural area.

SITUATION

The subject property is located on the High Street, close to the junction with Strait Path.

Surrounding occupiers include The Co-operative, The Post Office, TSB and various local occupiers.

DESCRIPTION

The subject property comprises the basement, ground, first and second floors contained with a four-storey building of stone construction held under a pitched and slated roof. Access to the property is by way of a recessed, glazed pedestrian door whilst the subjects also benefit from extensive double window displays fronting directly onto the High Street.

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	SIZE (SQ M)	SIZE (SQ FT)
First	82.61	889
Second	74.97	807
Basement	209.52	2,255
Ground	334.97	3,606
Total NIA	702.07	7,557
Total RFA	196.01	2,110

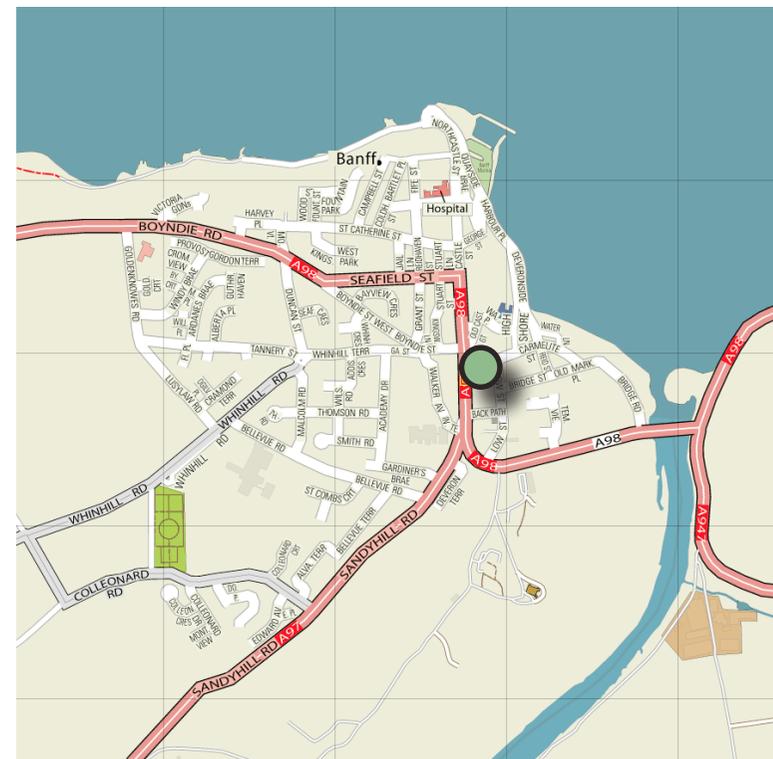


TENANCY INFORMATION

Mackay Stores Limited will enter into a new 10 year Lease with effect from the date of entry, at a passing rent of £20,000 per annum, paid quarterly in advance. The lease is drawn up on Full Repairing & Insuring terms, subject to a photographic schedule of condition. The tenant has the option to terminate the lease, upon giving 3 months notice following the determination of the rent review.

There are upwards only rent review provisions within the lease on the fifth anniversary to the greater of the open market rent or the rent payable immediately prior to the review date.

OFFERS OVER: **£215,000** (9.00%)



04 9 HOUSTON SQUARE, JOHNSTONE PA5 8DT

OFFERS OVER: **£420,000 (8.00%)**

LOCATION

Johnstone lies 2 miles west of Paisley, which is Scotland's largest town and is situated approximately 10 miles west of Glasgow's City Centre. The town has a resident population of approximately 16,500 persons and a wider catchment in the order of 250,000.

The town is situated immediately adjacent to the A737 which connects directly to the M8 as well as benefiting from excellent communication links and frequent rail services linking the town with Glasgow and the Ayrshire coast. To the west. Glasgow International Airport is located approximately 4 miles to the East of the town and is a major source of employment both directly and indirectly for the town and surrounding area.

SITUATION

Houston Square is accessed off the High Street which provides a direct link between the A737 and Paisley. Houston Square is the principle retailing square within the town and the subjects lie on the south side of the square with surrounding occupiers of a mix of local and nation retailers to include Boots, Betfred, Greggs, Poundland, Card Factory & The Salvation Army.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a four-storey, mid-terraced, stone-built building held under a pitched and slated roof whilst also benefiting from a single storey extension to the rear. The unit benefits from three generous display windows fronting directly onto Houston Square.

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:

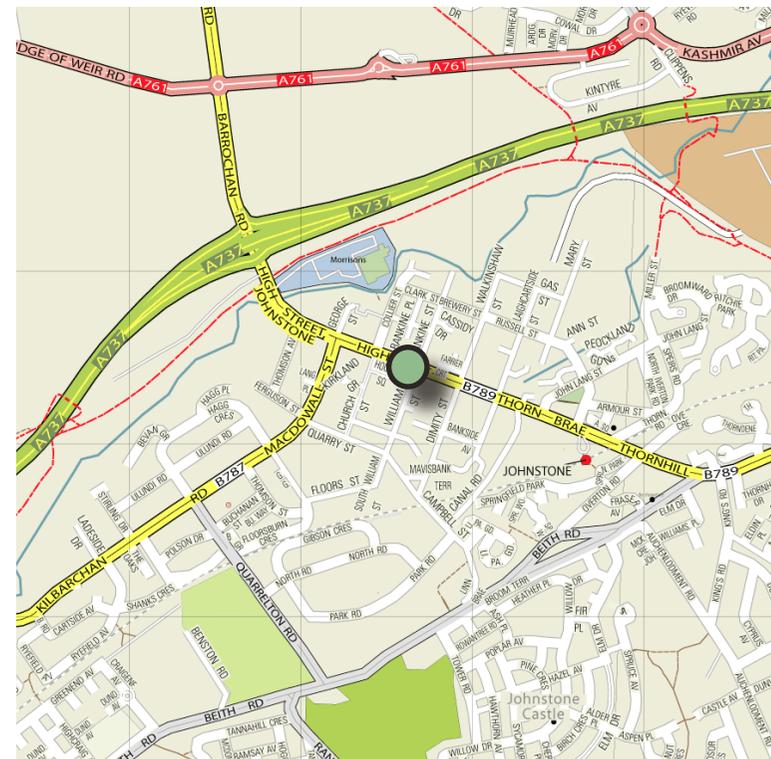
FLOOR	SIZE (SQ M)	SIZE (SQ FT)
Ground	336.13	3,618
Total NIA	336.13	3,618
Total RFA	235.14	2,531



TENANCY INFORMATION

Mackay Stores Limited will enter into a new 10 year Lease with effect from the date of entry, at a passing rent of £35,000 per annum, paid quarterly in advance. The lease is drawn up on Full Repairing & Insuring terms, subject to a photographic schedule of condition. The tenant has the option to terminate the lease, upon giving 3 months notice following the determination of the rent review.

There are upwards only rent review provisions within the lease on the fifth anniversary to the greater of the open market rent or the rent payable immediately prior to the review date.



05 166-174 HIGH STREET, MUSSELBURGH EH21 7DZ

OFFERS OVER: **£870,000** (9.51%)

LOCATION

Musselburgh is a popular market town, approximately 5 miles east of Edinburgh city centre and is situated on either side of the River Esk, known locally as "The Honest Toun". Musselburgh is situated in the East Lothian district close to Edinburgh City boundary.

The town is linked to Edinburgh by a recently improved road network via the A199 and A1, with a drive-time of approximately 20 minutes. The A1 is the principal route for the east of Scotland to the south and the A720, Edinburgh City Bypass, approximately 1.6 kilometres (1 mile) to the south, provides a dual carriageway link to the national motorway network.

Frequent bus services link the town to the surrounding areas throughout Edinburgh and the Lothians. Musselburgh Railway Station is located on the southern side of the town, approximately 1 kilometre (0.6 miles) from the town centre. Musselburgh has a resident population of approximately 21,900 persons, but with a wider catchment population from the rest of East Lothian and East Edinburgh.

SITUATION

The subjects occupy a prominent position on the west side of High Street, close to the junction of Dalrymple Loan to the North which allows direct access to the exclusive Eskbank suburb to the West & Mall Avenue to the North which provides a direct links to the A1, City of Edinburgh Bypass and Scotland's wider motorway network.

DESCRIPTION

The retail subjects are arranged over ground and first floor level with sub-division at first floor level to create a self-contained, separately occupied office suite. Access to the subjects are by way of recessed, glazed pedestrian doors whilst also benefiting from extensive display window frontage onto High Street. Internally, the retail space is largely open plan at ground floor level with a goods lift to the rear and first floor level benefiting from a large staff room and substantial storage space.

The office suite is accessed towards the rear of the property via a glazed and aluminium door and steel staircase from ground level. Internally, the subjects are largely open plan with partial sub-division to create a meeting room and two further office rooms. WC facilities and a tea prep are located towards the entrance to the suite.

The car park is accessed from the south of High Street via Kilwinning Place and is the only pay and display car park with the town centre.

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	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor (M&Co)	399.53	4,301
First Floor (M&Co)	175.64	1,891
First Floor (Office)	202.64	2,181
Total NIA	777.81	8,372
Total RFA	274.58	2,956

In addition to the physical space, part of the car park to the rear also forms part of the title.

TENANCY INFORMATION

Mackay Stores Limited will enter into a new 10 year Lease with effect from the date of entry, at a passing rent of £60,000 per annum, paid quarterly in advance. The lease is drawn up on Full Repairing & Insuring terms. The tenant has the option to terminate the lease, upon giving 3 months notice following the determination of the rent review.

There are upwards only rent review provisions within the lease on the fifth anniversary to the greater of the open market rent or the rent payable immediately prior to the review date.

ADDITIONAL TENANCY INFORMATION

The office at first floor level is let entirely to Penumbra from 15 December 2017 for period of 5 years with expiry due 14 December 2022 at a passing rent of £12,000 per annum. The lease is drawn on Full Repairing & Insuring terms, subject to a schedule of condition and the tenant has the option to break from the lease on the 3rd anniversary, 14 December 2020. The tenant has the right to 4 car parking spaces to the rear.

The car park to the rear is held on a 12 month Licence to Parking Ecosse Limited at a passing rent of £15,000 per annum.



06 176 ALLARDICE STREET, STONEHAVEN AB39 2AA

LOCATION

Stonehaven is a popular and expanding former fishing town located approximately 15 miles to the south of Aberdeen, adjacent to the A90 dual carriageway. Stonehaven's proximity to Aberdeen has made it a popular commuting base for the city, and the town is well served by road and railway links.

SITUATION

The property occupies a prominent, corner position on Allardice Street, one of the primary retailing streets in Stonehaven, at the junctions of Cowie Lane & Mary Street. Occupiers within the immediate vicinity include The Co-operative, Semichem, Greggs, The Post Office & Spar.

DESCRIPTION

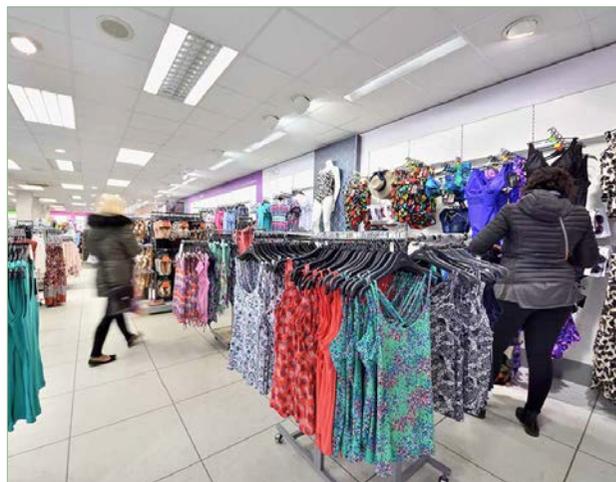
The property comprises a ground and first floor of a two-storey, corner brick-built building held under a partly pitch and slated and part flat felt roof. The retail space at ground floor is largely open plan whilst the first floor has been sub-divided to create storage, WC and staff facilities.

Access to the subjects are via a recessed, glazed pedestrian door whilst the property benefits from generous glazed display windows fronting directly onto Allardice Street.

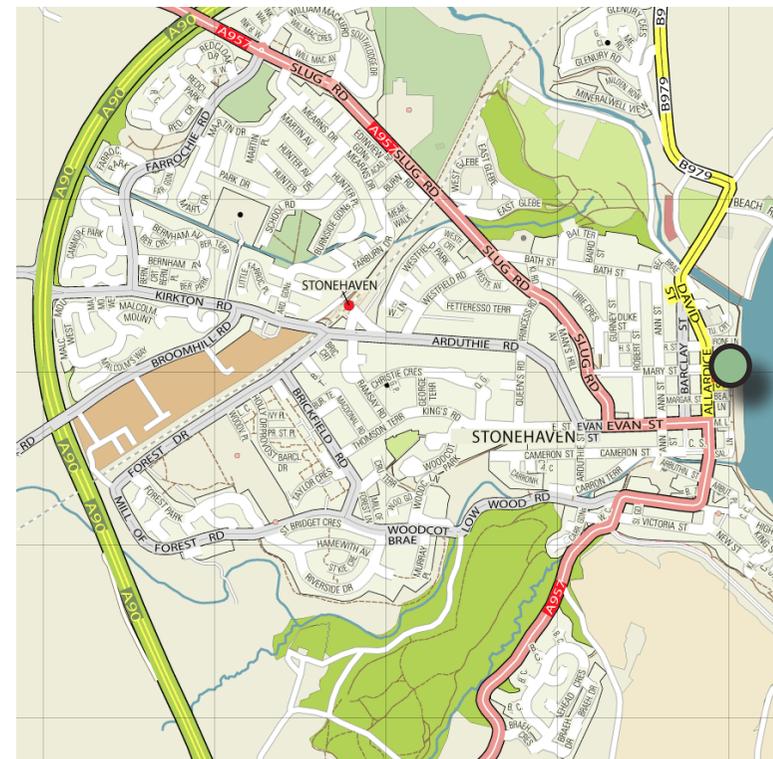
ACCOMMODATION

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	SIZE (SQ M)	SIZE (SQ FT)
Ground (M&Co Sales)	443.22	4,771
First (M&Co Store)	208.5	2,243
Total NIA	651.72	7,015
Total RFA	292.38	3,147



OFFERS OVER: **£635,000** (7.50%)



TENANCY INFORMATION

Mackay Stores Limited will enter into a new 10 year Lease with effect from the date of entry, at a passing rent of £50,000 per annum, paid quarterly in advance. The lease is drawn up on Full Repairing & Insuring terms. The tenant has the option to terminate the lease, upon giving 3 months notice following the determination of the rent review.

There are upwards only rent review provisions within the lease on the fifth anniversary to the greater of the open market rent or the rent payable immediately prior to the review date.

COVENANT

Mackay Stores Limited have a Dun & Bradstreet credit rating of 5A1. For the year ending 24 February 2017, the company reported Pre-Tax Profits in excess of £27.7 million, Turnover in excess of £165 million and Net Worth in excess of £36.4 million.

Whilst Mackay Stores Limited are undertaking some sale and leasebacks at present, we would point out that they have a significant freehold portfolio of their own stores and which are owned within the company's subsidiary, Mackay Stores (Holdings) Limited. They have recently added to this with the acquisition of over £6 million of freehold properties.

The business has traded from the properties for sale from the following dates:

92 High Street, Annan	MARCH 1990
195 High Street, Arbroath	JANUARY 1982
34 High Street, Banff	MARCH 1990
9 Houston Square, Johnstone	APRIL 1993
166-174 High Street, Musselburgh	SEPTEMBER 1997
176 Allardice Street, Stonehaven	JUNE 2006

Mackay Stores trade from 270 stores in the UK, specialising in womenswear, menswear, kids and pre-teen fashion. The business is family owned/operated and has been trading for over 50 years.

PROPOSAL

We are instructed to seek offers, exclusive of VAT for each individual property as follows:

PROPERTY ADDRESS	PRICE (OFFERS OVER)	NET INITIAL YEILD	COSTS
Arbroath	£310,000	12.50%	3.35%
Annan	£190,000	9%	2.43%
Banff	£215,000	9%	2.71%
Johnstone	£420,000	8%	3.98%
Musselburgh	£870,000	9.51%	5.18%
Stonehaven	£635,000	7.5%	4.76%
TOTAL	£2,640,000		

EPC

Energy Performance Certificates can be provided upon request.

TENURE

The properties are held on a heritable title (Scottish equivalent of English freehold).

VAT

The properties are not VAT elected and therefore VAT is not payable.

LEGAL COSTS

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

FURTHER INFORMATION:

Please contact the sole selling agent:



Sheridan Property Consultants

Sheridan Property Consultants

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