



alston

RETAIL PARK

KEIGHLEY, BD21 4AG

B&Q

Dunelm

home **bargains**

Carpet RIGHT

“RECENT LEASE RENEWAL TO B&Q,
RE-GEAR TO CARPETRIGHT AND
NEW LETTING TO DUNELM”





Investment Considerations

- ▶ Keighley is well located to the north west of Bradford and Leeds which are both major retail destinations;
- ▶ Good visibility from the A650 and the adjacent roundabout;
- ▶ The park is fully let to 7 tenants with a total passing rent of £1,024,058 per annum. This includes £935,330 per annum equating to £9.52 per sq ft on the retail accommodation and £88,728 per annum equating to £7.71 per sq ft on the office accommodation;
- ▶ Alston Retail Park benefits from a good tenant line-up including; Carpetright, Dunelm, B&Q, Home Bargains and AHF;
- ▶ Freehold;
- ▶ Anchored by B&Q who have recently regeared their lease;
- ▶ Attractive AWULT to break of 8.03 years;
- ▶ The scheme benefits from part Open A1 (including some food) and part restricted use;
- ▶ Low rents in comparison to the other main retail scheme in Keighley;
- ▶ We are instructed to seek offers in excess of **£13,350,000 (Thirteen Million Three Hundred and Fifty Thousand Pounds)**. This reflects a **net initial yield of 7.25%**, assuming purchaser's costs at 5.80%.

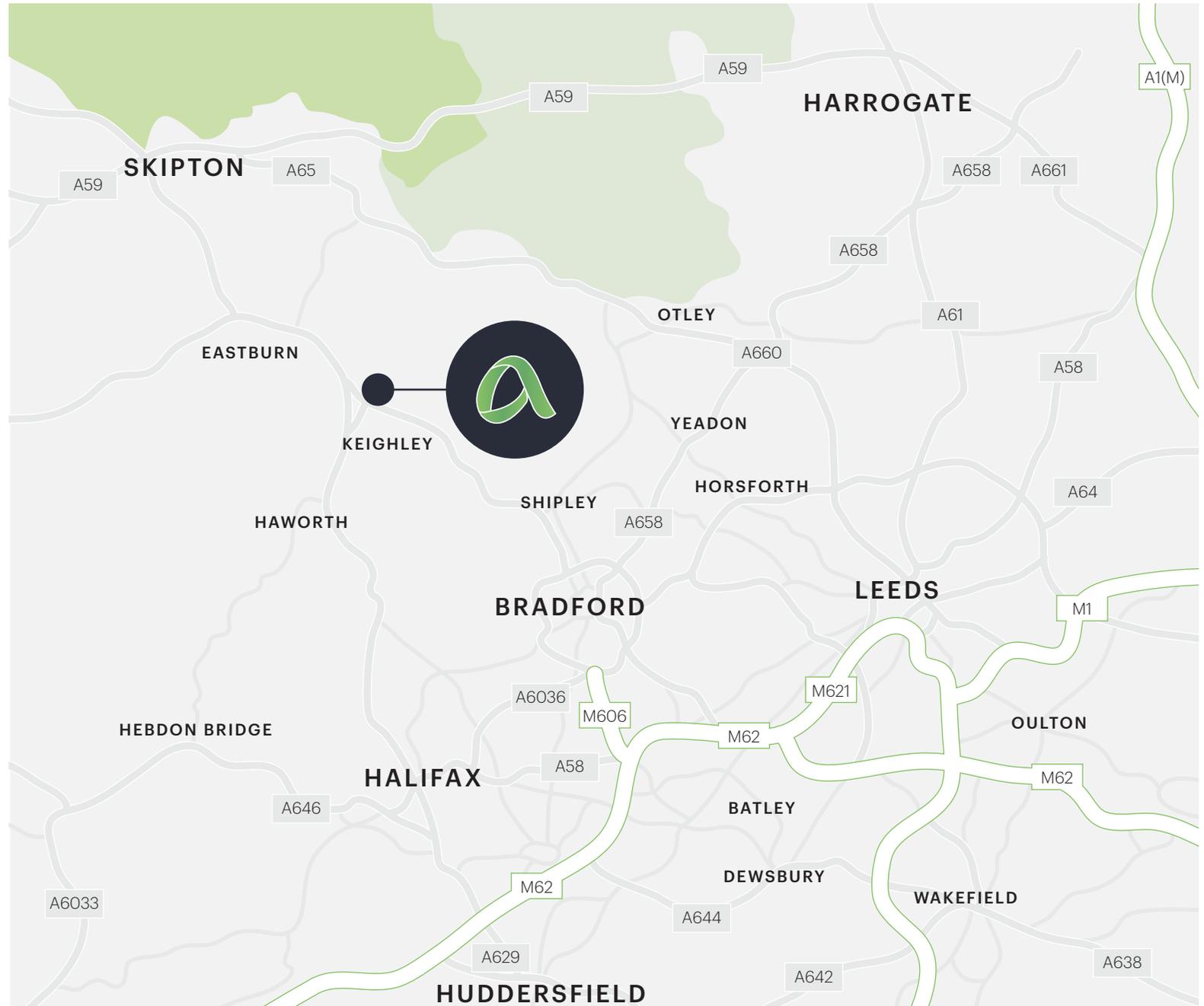
Location & Communications

The west Yorkshire town of Keighley is located within the Metropolitan District of Bradford and is situated approximately 9.3 miles (15 km) south east of Skipton, 10 miles (16km) north west of Bradford, 19 miles (30km) north west of Leeds and 12 miles south (19km) of the Yorkshire Dales National Park.

The town benefits from good road communications with the A6068 to the north of the town providing access to the M65 and the west towards Burnley, Blackburn and Preston. To the south of the town, the A629 provides access towards Halifax and the A650 towards Bradford. The M606 connects to the M62 and the national motorway network to the south of Bradford.

The town is well served by public transport with Keighley Station located on the Airedale Line connecting Skipton to the north with Bradford and Leeds to the south with fastest journey times of 12, 23 and 27 minutes respectively. In addition, there is a direct morning and evening train to London Kings Cross with a journey time of 2 hours and 55 minutes.

Keighley also benefits from a 17 stand bus station managed by Metro and provides a direct link to destinations including Burnley, Halifax, Bradford, Leeds and Skipton. Leeds Bradford International Airport is situated approximately 13 miles (21km) to the east of the town.



Not to scale: For Indicative Purposes Only



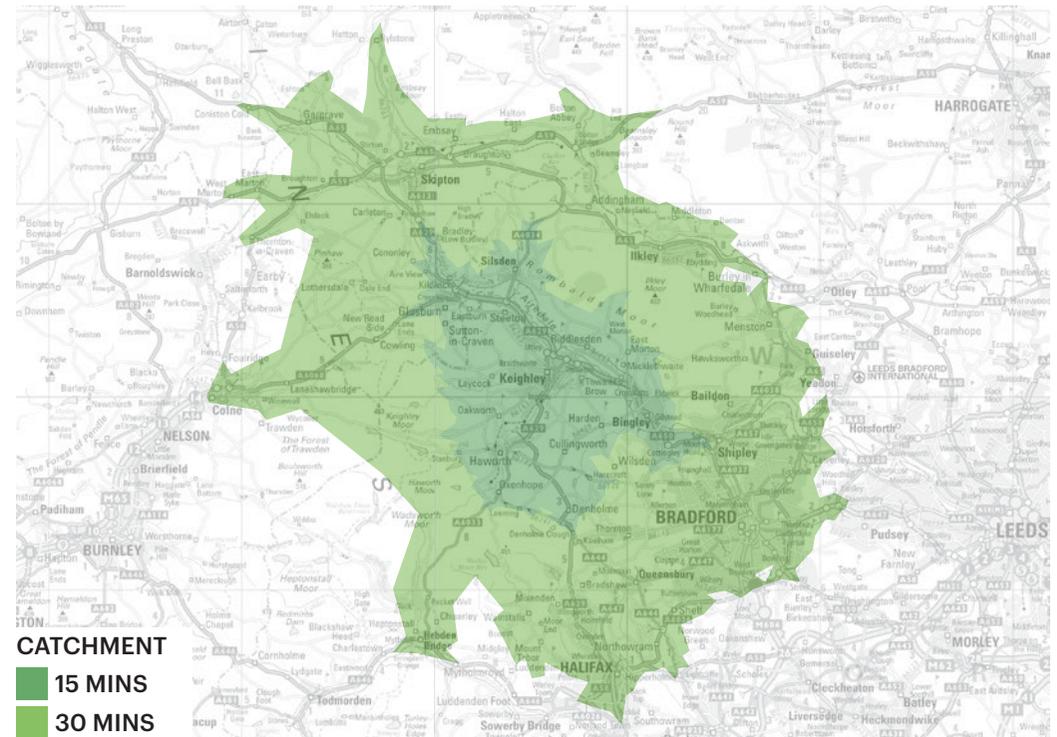


Catchment Demographics

The Town Council, formed by Order of the Secretary of State on 1 April 2002, highlights the town as having a population of 53,773 making it the third largest civil parish in England.

Keighley has a primary retail catchment population of 68,178 people (2011), and a secondary catchment population of 138,066 (2011). This reflects a shopper population of 77,432, which is expected to rise to 87,682 people by 2016, and 92,388 by 2021 (Source: ONS).

The town has a 15 minute drivetime catchment population of 124,463, and 30 minute drivetime catchment population of 629,988. The town also has an annual comparison goods spend of £128,698,034, with an annual core convenience goods spend of £150,228,445 taking into account any competing retail centres (RetailVision 2012).



Not to scale: For Indicative Purposes Only

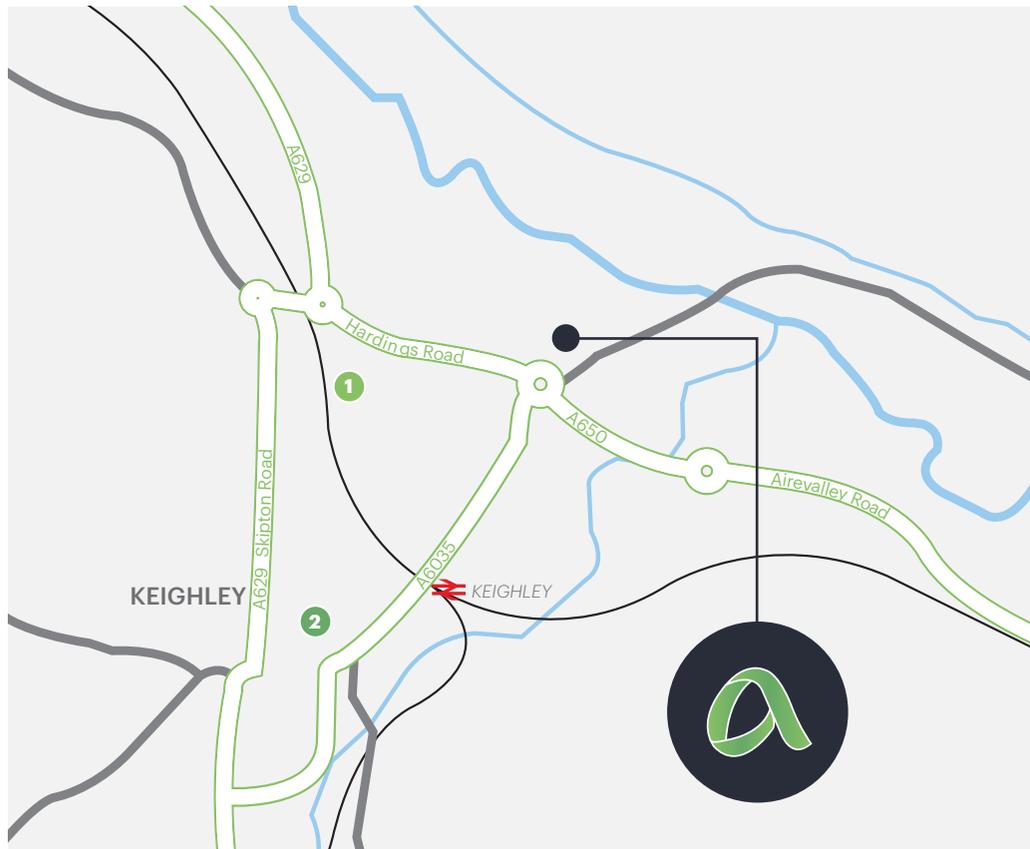
Situation

Alston Retail Park is situated to the North Eastern edge of Keighley town centre accessed directly off the ring road and main town roundabout connecting the A650 Bradford Road and A629 Skipton Road. The retail park is well located to benefit from the extensive catchment of the Aire and Wharfe Valleys.

The retail park benefits from a prominent frontage with primary access from Alston Road leading directly off the A650 trunk

road roundabout and ring road. There are secondary entrances from the B6265 and Royd Ings Avenue that also form boundaries to the broadly rectangular shaped site.

The immediate vicinity comprises of a mixture of commercial and residential uses. The nearest residential properties are located to the east and south east of the site with Keighley Cougars rugby ground and Keighley Retail Park approximately 200m west of the subject property.



Not to scale: For Indicative Purposes Only

Retail Warehousing in Keighley

Retail warehouse supply is estimated at 321,000 sq ft which ranks 167 out of the Promis Centres. Overall, provision per household of retail warehousing floorspace is around the Promis average. 74% of the total retail warehousing floorspace in the Keighley area is on retail parks which is significantly above the Retail Promis average.

The main retail warehouse schemes in the catchment include:

1. Keighley Retail Park

This park comprises 65,900 sq ft of Open A1 non-food retail accommodation let to tenants including Poundstretcher, Halfords, Currys / PC World, Brantano, Bensons, Jollyes and recent lettings to TK Maxx and Pets at Home. Rents range from approximately £13.50 per sq ft to £15.00 per sq ft. The park is currently owned by TIAA Henderson.

2. Cavendish Retail Park

This park comprises 82,500 sq ft of Open A1 non-food retail accommodation let to tenants including B&M Homestores, Sports Direct Fitness and Sports Direct with one vacant unit. The park is owned by Mike Ashley, the owner of Sports Direct and was bought when vacant following the closure of Focus.





Description

Alston Retail Park comprises seven retail units comprising 98,962 sq ft with an additional 11,493 sq ft of office accommodation.

There are four traditional solus retail units constructed of profile metal sheet cladding around steel portal frames let to B&Q, AHF, Carpetright and Dunelm with the latter benefitting from a recent external refurbishment and a fully fitted and utilised sales mezzanine with passenger lift. Each of these units benefit from concrete yards to the rear whilst the B&Q also has an external garden centre sales area.

Unit 7 let to Motosave is a stand alone unit and is a profile metal clad steel portal frame unit utilised as a car repair workshop and associated retail unit.

Meridian House is built over two storeys comprising two retail units on the ground floor occupied by Home Bargains and Yorkshire Linen with the upper floor forming seven office suites around a central stairwell and lobby. This property is constructed of stone elevations surmounted by a pitched slate roof.

The main car park (258 spaces) forms the centre of the retail park whilst there is additional parking (66 spaces) to the side of Meridian House providing in total 324 car spaces. This provides a car parking ratio of 1:338 sq ft.

Currently the main access to the scheme is off Alston Road that leads directly from the A650 roundabout with secondary and tertiary accesses off B6265 and Royd Ings Avenue.

Tenure

The scheme is held freehold and comprises a site area of 6.76 acres (2.74 hectares).

The title boundary is outlined in red on the plan above.



Tenancies

The scheme is let in accordance with the Schedule of Tenancies as shown below:

Unit	Tenant (Trading name)	Area (sq ft)	Lease Start	Lease Expiry	Lease Term	Rent (per annum)	Rent (per sq ft)	Next Rent Review	Next Break	Comments
Retail Accommodation										
Unit 1	Carpetright PLC	10,026	12/01/2015	11/01/2025	10	£110,000	£10.97	12/01/2020		Rent free until 11/01/2016. Rent free to be topped up by the vendor.
Unit 2 - 3	Dunelm (Soft Furnishings) Ltd	20,160	31/03/2014	30/03/2029	15	£170,910	£8.48	31/03/2019		Rent free until 30/09/2015. Rent free to be topped up by the vendor.
Unit 4	Anglia Home Furnishings	15,150	28/01/2013	27/01/2023	10	£136,350	£9.00	28/01/2018	28/01/2018	
Unit 5	B&Q PLC	35,220	19/01/2015	18/01/2025	10	£317,070	£9.00	19/01/2020		Rent free until 18/12/2015. Rent free to be topped up by the vendor.
Unit 6A	Home Bargains	10,714	17/12/1997	30/05/2016	18	£132,000	£12.32	-		
Unit 6B	Yorkshire Linen	3,250	02/02/1998	30/05/2016	18	£41,000	£12.62	-		
Unit 7	Motosave Ltd	3,724	15/01/1990	14/01/2015*	25	£28,000	£7.52	-		
Sub Total		98,244				£935,330				
Other Accommodation										
Suite 1 Meridian Hse	Bradford District Care Trust	2,447	01/04/2013	31/03/2023	10	£18,040	£7.37	01/04/2018	15/11/2016	Landlord's redevelopment break on 28/09/2017 on 18 months notice.
Suite 2 Meridian Hse	Bradford District Care Trust	1,381	23/08/2013	31/03/2023	10	£10,750	£7.78	01/04/2018	15/11/2016	Landlord's redevelopment break on 28/09/2017 on 18 months notice.
Suite 3 Meridian Hse	Bradford District Care Trust	1,280	01/04/2013	31/03/2023	10	£9,980	£7.80	01/04/2018	15/11/2016	Landlord's redevelopment break on 28/09/2017 on 18 months notice.
Suite 4 Meridian Hse	VACANT	1,263				£9,852	£7.80			2 year rent, rates and service charge guarantee. Rent free to be topped up by the vendor.
Suite 5 Meridian Hse	VACANT	829				£6,466	£7.80			2 year rent, rates and service charge guarantee on this unit. Rent free to be topped up by the vendor.
Suite 6 Meridian Hse	Bradford District Care Trust	2,577	01/04/2013	31/03/2023	10	£20,165	£7.82	01/04/2018	15/11/2016	Landlord's redevelopment break on 28/09/2017 on 18 months notice.
Suite 7 Meridian Hse	Bradford District Care Trust	1,716	01/04/2013	31/03/2023	10	£13,415	£7.82	01/04/2018	15/11/2016	Landlord's redevelopment break on 28/09/2017 on 18 months notice.
Substation1	Northern Powergrid (Yorkshire) plc	0	01/02/1990	31/01/2050	60	£50	-			
Substation2	Northern Powergrid (Yorkshire) plc	0	01/07/1980	30/06/2040	60	£10	-			
Sub Total		11,493				88,728				
Total		109,737				£1,024,058				

* Motosave are holding over and are in discussions to re-gear.

Town Planning

The floorspace at the Retail Park can be used for the sale of all goods subject to certain limitations imposed on different units. The permitted use is summarised below:

Units 6 & 7 can be used for the sale of all goods with Open A1 (including food) consent.

Units 1, 4 and 5 can be used for the sale of all goods other than clothing footwear and toys.

Units 2 and 3 can only be used for the sale of bulky goods.

There are no restrictions on the sub-division or amalgamation of any units. Up to 200 sq. m of floorspace can be installed in all of the units (except Units 2/3) without the requirement for planning permission.

Environmental

An up to date Environmental report is available on request.

EPC Ratings

EPCs are available on request.

Tenant Covenants

85.40% of the rent passing is secured against covenants rated as 'minimum' or 'lower than average' risk by Dun and Bradstreet.

Asset Management

- ▶ Unit 6a - Home Bargains lease expiry in May 2016. Explore the option of upsizing into the Yorkshire Linen unit and re-gear.
- ▶ Unit 6b - Yorkshire Linen lease expiry in May 2016. Explore the option of extending the lease or look to surrender the lease to allow for the Home Bargains upsize.
- ▶ Unit 4 - Explore the opportunity of re-gearing the AHF lease on on mutual break option in September 2017.
- ▶ Meridian House - There is a landlord's redevelopment break on 28th September 2017 for the upper floors which allows for flexibility.
- ▶ Re-development of the Motosave unit to provide an additional retail unit. Subject to planning.
- ▶ Re-let the vacant office suites to provide 100% occupancy.

Unit	Tenant	Trading As	Year End	Sales Turnover (000's)	Pre Tax Profit (000's)	Net Worth (000's)	Net current Assets (000's)	Rating
Unit 1	Carpetright PLC	Carpetright	26 Apr 2014	447,700	(7,200)	2,500	(44,700)	2A 1
Units 2-3	Dunelm (Soft Furnishings) Ltd	Dunelm	28 Jun 2014	730,152	114,471	31,018	(139,820)	4A 1
Unit 4	Anglia Home Furnishings	AHF	31 Mar 2014	17,959,378	(228,425)	2,031,510	(335,660)	2A 3
Unit 5	B&Q PLC	B&Q	01 Feb 2014	3,589,500	138,600	4,385,900	3,836,900	5A 1
Unit 6A	T J Morris Ltd	Home Bargains	30 Jun 2014	1,277,323	124,759	439,875	100,414	5A 1
Unit 6B	The Towel Rail Ltd	Yorkshire Linen	31 Mar 2014	12,881,596	601,983	4,653,330	3,664,039	2A 1
Unit 7	Motosave Ltd	Motosave	31 Jan 2014	11,857,303	585,641	2,241,566	2,006,390	2A 1

VAT

The property is registered for VAT and it is proposed that the sale will be treated as a 'Transfer of a Going Concern'.

Pricing

We are instructed to seek offers in excess of **£13,350,000 (Thirteen Million Three Hundred and Fifty Thousand Pounds)**. This reflects a **net initial yield of 7.25%**, assuming purchaser's costs at 5.80%.

Contacts

For further information please contact:

James Gulliford
020 7409 9934
jgulliford@savills.com

Marcus de Minckwitz
020 7409 8755
mdeminckwitz@savills.com

Philly Goodall
020 7409 8005
pgoodall@savills.com

Mark Wilson
0113 220 1254
mkwilson@savills.com



Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644

July 2015