



FORWARD COMMITMENT OPPORTUNITY **ALDI, KINGS ROAD/BEACH STREET, HERNE BAY, KENT CT6 5BD**

**mason
owen...**
property consultants

gva.co.uk
/00000
10 Stratton Street
London W1J 8JR



020 7895 1515

Investment Summary

- **Prominent location within Herne Bay and forming part of the Central Development Area**
- **Well secured to Aldi Stores Ltd for a term of 25 years (TB Year 15) from practical completion**
- **Long Leasehold for a term of 125 years at a Peppercorn**

Initial rent: £250,000 per annum (£15.15 psf)

Price: £4,100,000 (Subject to Contract & Exclusive of VAT)

Net Initial Yield: 5.76% (After allowing for usual purchaser's costs at 5.8%)

LOCATION

Herne Bay is a traditional seaside town located on the north coast of Kent approximately 5 miles east of Whitstable, 8 miles north of Canterbury and 13 miles east of Faversham. The town benefits from good road communications being situated on the A299 which connects Herne Bay to the M2/A2 to the west and Ramsgate to the east.

Herne Bay has a resident population within 3 miles of the town centre of 42,706 people although this population is greatly increased during the peak summer months by tourist trade. The three highest Mosaic groups within this catchment area are Small Town Diversity (32.96%), Active Retirement (11.60%) and Professional Rewards (9.92%).

SITUATION

The subject site is prominently situated at the junction of King's Road and Beach Street. The site has excellent communications with King's Road connecting to Whitstable to the west and the residential suburbs of Herne Bay to the east and Beach Street providing a direct link to Herne Bay's prime retail pitch of High Street. Hanover Street, which bounds the site to the north,

connects to the town centre Bus Depot to the west of the property. **Morrison's** occupy a 30,000 sq ft unit immediately to the north of the property and the **Herons Centre**, a combined leisure centre and **Vue Cinema**, is situated to the east of the property.

HERNE BAY CENTRAL DEVELOPMENT AREA

The site forms part of the larger Herne Bay Central Development Area (CDA), a regeneration partnership between Coplan Estates, Denne Construction and Canterbury County Council. The CDA Masterplan aims to provide a new retail hub with 230 town centre car park spaces, two public squares and a significant investment into the town's economy.

The proposed foodstore is a major anchor to the scheme and is to be linked via a series of new squares and enhanced streets to a new 35,000 sq ft terrace of A1/A3 retail units with 50 residential units above and situated to the north east of the Herons Centre car park. A number of road improvements are proposed but most significantly, Beach Street will be part pedestrianised in order to improve pedestrian flows between the town centre and the subject property.



DESCRIPTION

The proposed development will provide a single storey supermarket and will benefit from an 80 space car park accessed directly off King's Road. Further details of the design specification are available on request.

ACCOMMODATION

The property has the following approximate floor area and sits on a site of 0.4635 Hectares (1.145 Acres):-

GIA	16,953 ft ²	1,575 m ²
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TENANCY

Aldi Stores Ltd have agreed a pre let for a term of 25 years (TB Year 15), from practical completion at an initial rent of **£250,000 per annum** (£15.15 psf). The lease is drawn on effective full repairing and insuring terms with 5 yearly upward only rent reviews based on 2% per annum compounded.

COVENANT INFORMATION

Aldi Stores Ltd was incorporated in 1988 and now operates over 500 stores in the UK and Ireland. Aldi continue their expansion drive and are currently seeking new sites in excess of 0.8 acres, with catchment populations in excess of 10,000 people.

	31/12/2012	31/12/2011	31/12/2010
Turnover	£3,885,277,530	£2,762,561,383	£2,135,046,000
Pre Tax Profit (Loss)	£157,900,416	£70,518,793	(£56,869,000)
Tangible Net Worth	£1,607,814,660	£1,510,238,658	£1,335,251,000

TENURE

The property is held long leasehold for a term of 125 years at a Peppercorn rent from Canterbury City Council.

VAT

The property is elected for VAT.

PROPOSAL

We are instructed to seek offers of £4,100,000 subject to contract and exclusive of VAT for our client's long leasehold interest.

A purchase at this level will reflect a net initial yield of 5.76% after allowing for usual purchaser's costs of 5.8%.

Our client's may be willing to consider a forward funding proposal which will reflect a yield of 5.99% after allowing for usual purchaser's costs at 1.8%.



For further information or an appointment to view then please do not hesitate to contact either:-

Simon Bland T: 0151 242 3041 E: simon.bland@masonowen.com or **Andrew Scott** T: 0151 242 3043 E: andrew.scott@masonowen.com

Mason Owen, Gladstone House, 11 Union Court, Liverpool L2 4UQ

Or our joint agent:- **Simon Eddy**, GVA Grimley, 10 Stratton Street, Mayfair, London W1J 8JR T: 0207 911 2620 E: simon.eddy@gva.co.uk

ALDI, KINGS ROAD/BEACH STREET, HERNE BAY, KENT CT5BE



South elevation



East elevation

HANOVER STREET

EXISTING TREE TO BE REMOVED

EXISTING TREES TO BE REMOVED

ENCLOSED SERVICE AREA

ALDI FOODSTORE
1140 SQ.M. SALES AREA
1575 SQ.M. GROSS INTERNAL AREA

EXISTING FENCE
RETAINED

BEACH STREET

EXISTING TREE TO BE REMOVED

EXISTING WALL DISMANTLED &
REBUILT WITH DWARF WALL TO
MATCH EXISTING

QUEEN STREET

EXISTING WALL RETAINED WITH
PIER TO COMPLIMENT EXISTING

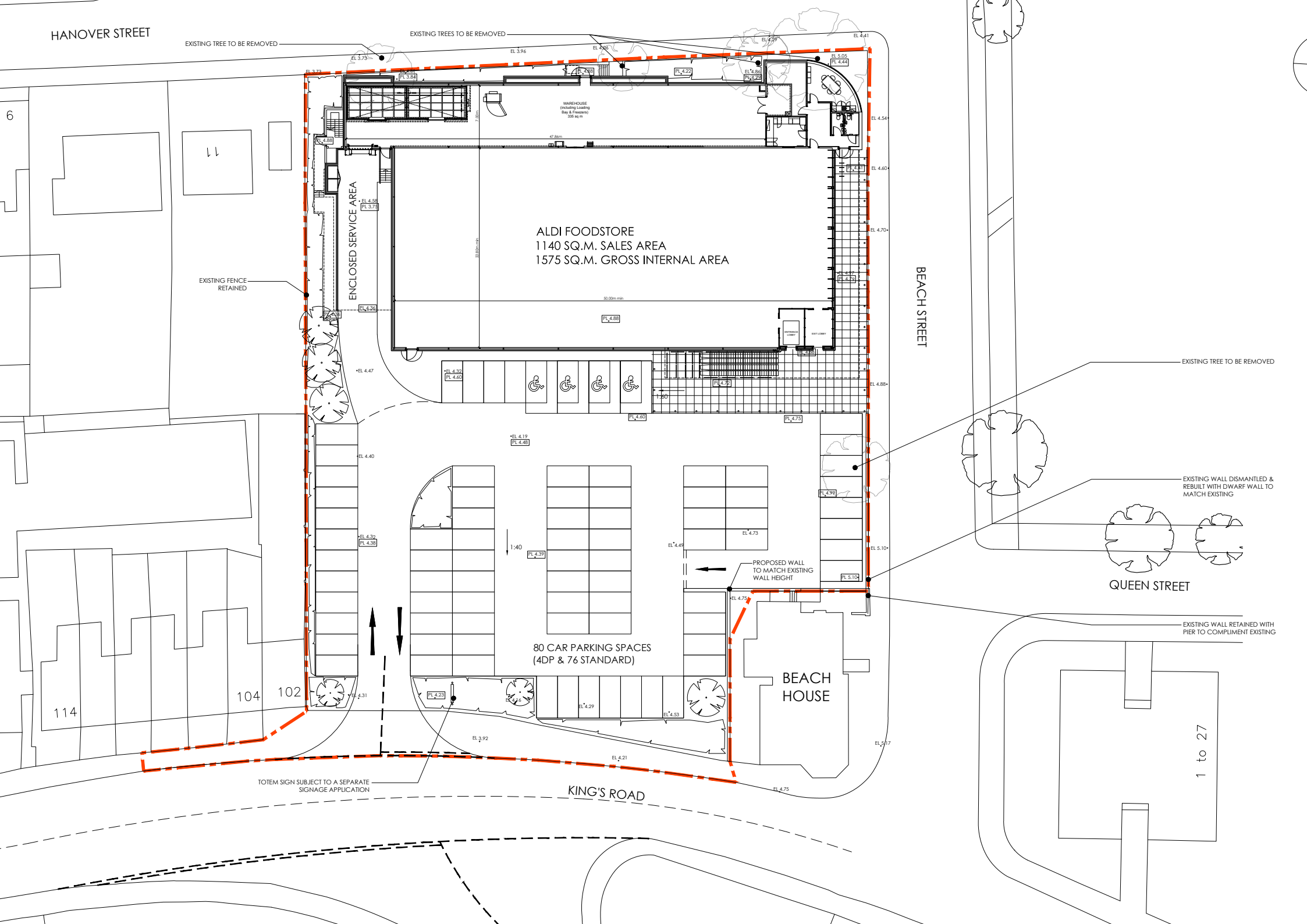
80 CAR PARKING SPACES
(4DP & 76 STANDARD)

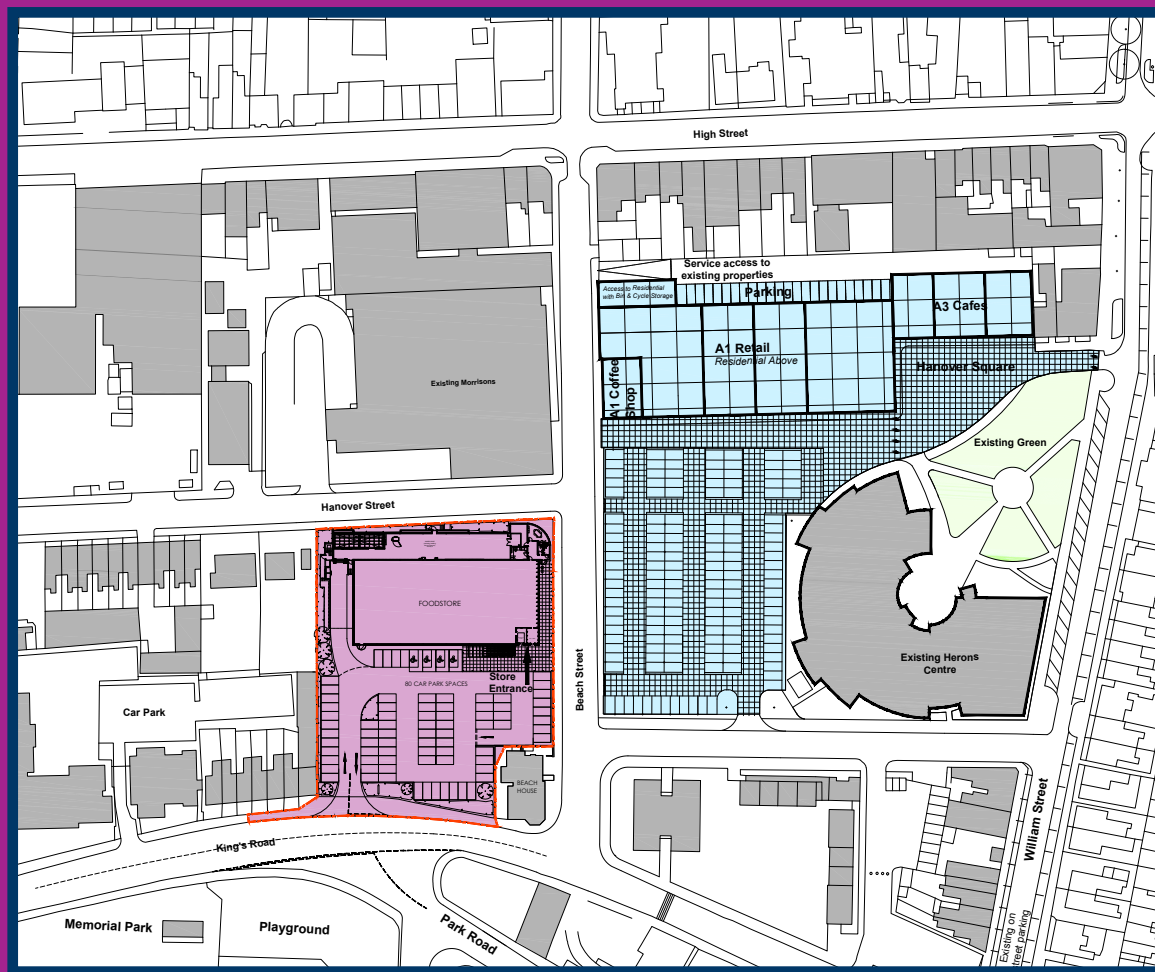
BEACH
HOUSE

KING'S ROAD

TOTEM SIGN SUBJECT TO A SEPARATE
SIGNAGE APPLICATION

1 to 27





MISREPRESENTATION ACT 1967

Mason Owen and GVA Grimley for themselves and for the vendors of the property whose agents they are give notice that:-

"These particulars do not constitute, nor constitute any part of, an offer or a contract.

The maker of these statements has taken all reasonable steps and exercised all due diligence in the preparation of these statements.

None of the statements contained in these particulars as to this property is to be relied upon as statements or representations of fact.

All measurements are approximate and any intending purchasers must satisfy themselves by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.

Any service or installations, mechanical, electrical or otherwise described within these particulars have not been tested and purchasers should rely on their own inspection and verification.

The vendors do not make or give and neither Mason Owen, GVA Grimley or any person in their employ has any authority to make or give any representation of warranty whatever in relation to this property."

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

PROPERTY MISDESCRIPTIONS ACT 1991

These details are believed to be correct at the time of completion but may be subject to subsequent amendment

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