



**wren**  
KITCHENS

AINTREE, LIVERPOOL, L9 5AL

PRIME RETAIL WAREHOUSE INVESTMENT OPPORTUNITY















## INVESTMENT SUMMARY

-  Prime retail warehouse investment located in Aintree, Liverpool; the 5th largest city in the UK with a population of some 2.24 million.
-  Situated in an extremely prominent position on the A59 Ormskirk Road, opposite Aintree Racecourse Retail Park (153,500 sq ft) and Aintree Shopping Park (295,054 sq ft).
-  The property is a very attractive double-height building of 17,187 sq ft, with a mezzanine of 16,085 sq ft. The car parking ratio is 1:291 sq ft.
-  Freehold.
-  Let to Wren Living Limited for a further 7.5 years until 1 February 2025 date, at a passing rent of £365,000 pa (£21.24 psf).
-  Our client is seeking offers in excess of **£5,063,000 (Five Million and Sixty Three Thousand Pounds)** subject to contact and exclusive of VAT for their freehold interest in the property. A purchase at this level would show an **initial yield of 6.75%** after allowing for purchaser's costs of 6.8%.





## LOCATION

Liverpool is the 5th largest metropolitan area in the UK with a population of some 2.24 million (2011 Census). Located on the Mersey Estuary, Liverpool's growth as a major port was paralleled by the expansion of the city throughout the industrial revolution.

Liverpool is famed worldwide for its Premier League football clubs, the Beatles and the Grand National Steeplechase. As a result of its rich heritage, Liverpool is the 6th most visited city in the UK with some 54 million visitors annually, bringing some £3.8 billion in revenue each year.

Liverpool has excellent communications, being at the heart of the UK's motorway network. The M6 runs to the east of the city and leads to London, Birmingham and Bristol to the south, and Glasgow/Scotland to the north. The M62 connects the city centre with Manchester and Leeds to the east.

Liverpool John Lennon Airport is one of the UK's oldest operational airports and has enjoyed significant recent expansion, with passenger numbers having increased 10 fold since the 1990's. The airport currently handles some 4.8 million passengers per year, with flights to over 60 international destinations. Liverpool also benefits from strong rail connections with journeys to London from just 2 hours 4 minutes.





## SITUATION

The subject property is situated in Aintree, in an extremely prominent position on the A59 Ormskirk Road, which is the principal arterial route leading north from the city centre to the junction of the M57 and M58 motorways.

Aintree has the largest cluster of retail warehousing in Liverpool, totalling approximately 547,000 sq ft. Indeed opposite the subject premises are the 153,500 sq ft Aintree Racecourse Retail Park (Next Home, TK Maxx, Currys/PC World, Homesense, JD Sports, The Range, Bensons, Maplin, Laura Ashley) and the 295,054 sq ft Aintree Shopping Park (B&Q Warehouse, Marks & Spencer, Boots, dfs, Furniture Village, Halfords, Harveys, Hobbycraft, Mothercare, ScS, Pets at Home).

As a result of its strategic and highly accessible location, the subject property is the only Wren Kitchens showroom in Liverpool.

## DESCRIPTION

The property comprises a retail warehouse of some 17,187 sq ft, with a mezzanine floor of 16,085 sq ft, that was subject to a comprehensive internal and external refurbishment in 2015 prior to Wren's occupation. As may be seen from the accompanying photographs, the double-height frontage/glazing has resulted in a flagship building.

The building is rectangular with its length running parallel to the A59, giving excellent prominence and ensuring that the showroom is highly visible to traffic travelling in either direction.

The building is well laid out on the site with an attractively landscaped car park to the front and sides of the store.

There are a total of 59 car parking spaces, giving a car parking ratio of 1:291 sq ft.

## TENURE

Freehold.





PLANNING

The property has a benefit of a bulky goods planning permission.

TENANCY

The property is let in its entirety to Wren Living Ltd, for a term of 10 years from 2 February 2015, on full repairing and insuring terms. There are thus 7.5 years remaining unexpired.

The passing rent of £365,000 pa equates to £21.24 psf on the ground floor area and is subject to 5 yearly upwards only rent reviews to open market value (capped at 2.5% pac), with the next review being effective 2 February 2020.



TENANT'S COVENANT

Wren Living Ltd is a privately owned British designer, manufacturer and retailer of kitchens. The management team behind Wren have unrivalled experience in kitchen retailing, having built up and sold the Hygena Kitchens business in the UK, and subsequently in America.

Wren was founded in 2009 and the company now has 63 showrooms across the UK, together with three manufacturing plants.

In the year to 31 December 2016, Wren increased turnover by 31.3%, gross profit by 30.5% and EBITDA by 51.3%.

Looking forward, as Wren manufacture all of their own products from their three UK factories, the company is confident that it will remain very competitive as it will be less impacted by exchange rate fluctuations than many of its competitors.

We set out below a summary of the last three years accounts for Wren Living Limited.

Tenant	Latest Accounts	Sales Turnover	Profit/Loss Before Taxes	Net Worth
Wren Living Limited	31 Dec 16	338,093,520	11,007,372	6,153,002
	31 Dec 15	257,512,151	7,432,059	(2,169,316)
	31 Dec 14	197,102,740	(2,785,489)	(13,137,148)

A copy of Wren's trading statement dated 9th June 2017 is available upon request.



## RETAIL WAREHOUSING IN AINTREE

Due to its strategic and highly accessible location, Aintree has the largest cluster of retail warehousing in Liverpool, totalling some 547,000 sq ft.

Directly opposite the subject premises is the Orbit Developments' **Aintree Racecourse Retail Park** which is let to Next, TK Maxx, Currys/PC World, Homesense, JD Sports, The Range, Bensons, Maplin, Laura Ashley, American Golf, Costa Coffee, Carphone Warehouse, Pizza Hut and Subway.

The park has a mixed bulky goods and open A1 planning permission and achieved a rent of £30 psf when Carpetright acquired the 16,500 sq ft former Next unit, with a 12 month incentive package.

Adjoining Aintree Racecourse Retail Park to the north is The Crown Estate's 295,054 sq ft **Aintree Shopping Park** which is let to B&Q Warehouse, Next, Marks & Spencer, Boots, DFS, Furniture Village, Halfords, Hobbycraft, Mothercare, ScS, Pets at Home, Topps Tiles, Frankie & Benny's and McDonald's. This park is expected to improve dramatically following Next's acquisition of a 58,000 sq ft unit in February 2017. The top rents achieved on Aintree Shopping Park are £30 psf.

To the north of the subject premises are a 26,132 sq ft Wickes and a newly developed 20,000 sq ft Sports Direct store with a first floor gym.



## EPC

A copy of the Energy Performance Certificate is available upon request.

# PURCHASE PRICE

Our client is seeking offers in excess of **£5,063,000 (Five Million and Sixty Three Thousand Pounds)** subject to contact and exclusive of VAT for their freehold interest in the property. A purchase at this level would show an **initial yield of 6.75%** after allowing for purchaser's costs of 6.8%.

**Nick Staunton**

020 7287 2228

nick@stauntonwhiteman.co.uk

**Hamish Whiteman**

020 7287 2228

hamish@stauntonwhiteman.co.uk

**Staunton Whiteman LLP**

9-10 Savile Row

London W1S 3PF

020 7287 2228



## MISREPRESENTATION ACT 1967 AND DECLARATION

Messrs Staunton Whiteman LLP for themselves and for the vendors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract:
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them:
- iii) no person in the employment of Staunton Whiteman LLP has any authority to make or give any representation or warranty in relation to this property.