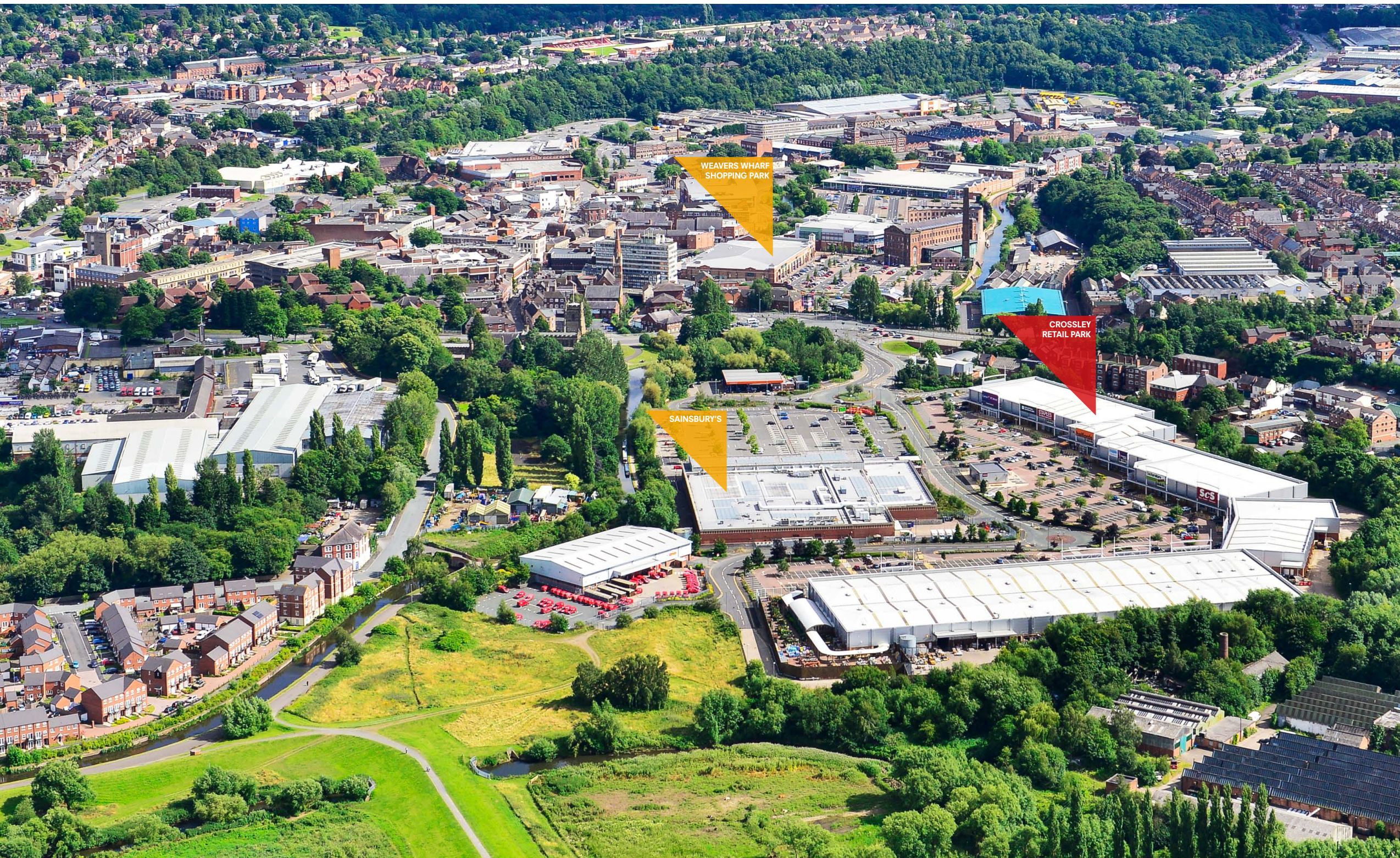


Crossley Retail Park

Kidderminster, DY11 6DY





WEAVERS WHARF
SHOPPING PARK

CROSSLLEY
RETAIL PARK

SAINSBURY'S

Currys PC World

MOUNTAIN
WAREHOUSE

halfords

SMYTHS
TOYS SUPERSTORES

pets at home

SCS

Carpet RIGHT

The electronics specialist
maplin

Oakfurnitureland

The
RANGE
Home, Leisure & Garden

bensons
for beds

STAPLES®
The Office Superstore

LEE
LEE LONGLANDS

COSTA

Investment Summary

- Crossley Retail Park is a modern scheme of 206,236 sq ft situated in a prime location upon The Ringway in Kidderminster. Some 30,000 cars pass the property every day.
- Kidderminster is an affluent town with significantly above average home and car ownership, and well below average unemployment.
- The property adjoins an 84,000 sq ft Sainsbury's foodstore and petrol filling station, and is just 150 yards from Weavers Wharf Shopping Park.
- The property is a modern, purpose built, retail warehouse park of 14 units and a stand-alone pod providing a total of 206,236 sq ft with parking for 753 cars.
- The property has a wide bulky goods planning permission which the Local Planning Authority have proved willing to widen on numerous occasions.
- The property is very well let to 12 leading national retailers, all of whom are household names.
- The total income of £3,254,445 pa reflects a low average rent of just £15.78 psf.
- The income is very well secured with a WAULT of 8.35 years to the earlier of lease expiry/break and 94% of the tenants being rated by Dun & Bradstreet as having a 'minimum risk of business failure'.
- Our clients are seeking offers in excess of £46,000,000 for their freehold interest in the property. A purchase at this level would show a yield of 6.62%, net of purchaser's cost of 6.8%.

An aerial video of the scheme can be found at:
stauntonwhiteman.co.uk/crossley-retail-park-kidderminster



Location

Kidderminster is the largest town in North Worcestershire, located on the River Stour some 15 miles south west of Birmingham City Centre and three miles east of the Wyre Forest National Nature Reserve.

Famed as the birthplace of the modern carpet industry, Kidderminster was also the home of Sir Roland Hill, creator of the modern postal service and the world's first adhesive postage stamp, the Penny Black. Whilst a number of the discount carpet brands have left the town, Kidderminster remains the centre of UK carpet production with high quality manufacturers producing exclusive and bespoke designs, including Brintons, who have been present in the town since 1783.

Kidderminster has excellent communications with both Birmingham and, by virtue of its central location, the remainder of Great Britain. The A456 dual carriageway connects Kidderminster to the national motorway network via Junction 3 of the M5, which in turn links with the M42/M40 (to London and the South East), the M6 (to Manchester/Liverpool and the North West) and the M42/M1 (to Leeds and the North East).

There are frequent train services into Birmingham City Centre with a fastest journey time of 39 mins, and from there connections to London in 1 hr 23 mins.

Birmingham and East Midlands Airports are just 46 mins and 1 hr 16 mins drivetime from Kidderminster respectively.

Demographics

Kidderminster has a Shopping Population of 85,000, this being the number of people who regard the town as their main shopping destination (PROMIS). The town has a total catchment of 132,000.

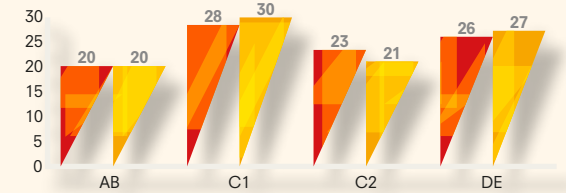
Kidderminster is an affluent town with a notably above average ranking upon the PMA Affluence Indicator, as may be seen from the adjoining table.

The Social Structure of the town is very similar to the PMA average.

Pma Affluence Indicator Rank



Social Structure

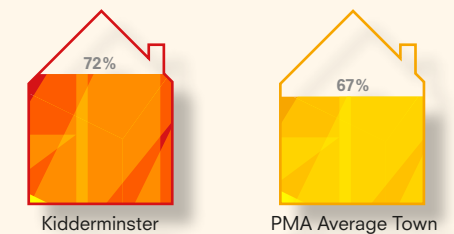


From an out of town retail perspective, Kidderminster fairs very well with significantly above average home ownership (Kidderminster 72%, average 67%) and car ownership (Kidderminster 84%, average 76%).

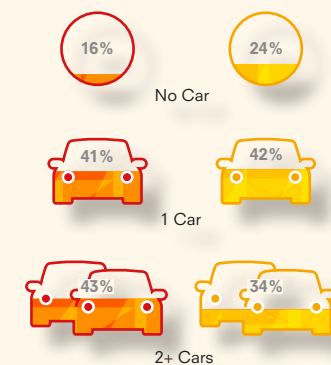
Unemployment in Kidderminster is notably below the PMA average (Kidderminster 1.3%, average 1.6%).

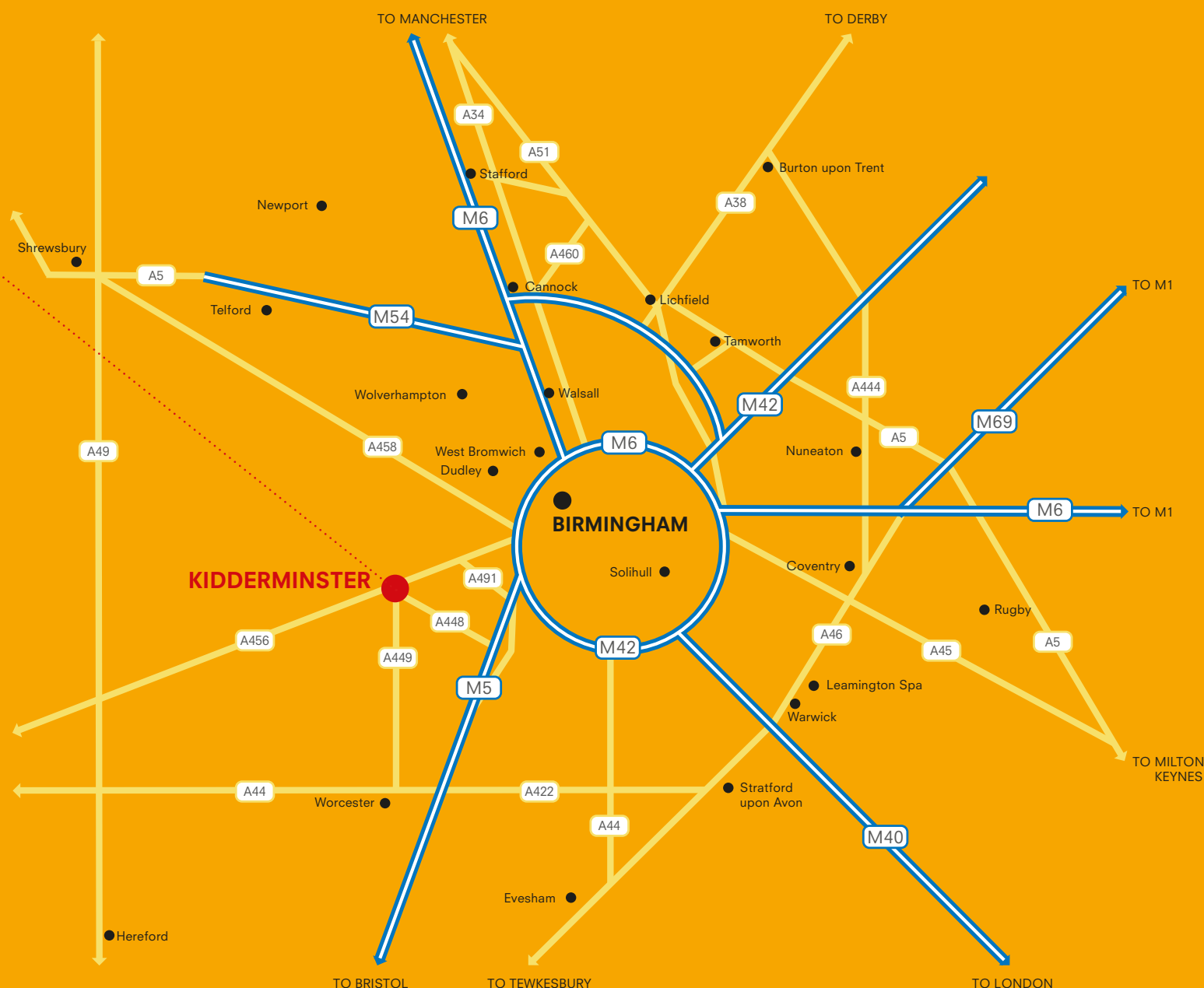
A full demographic report for Kidderminster is available upon request.

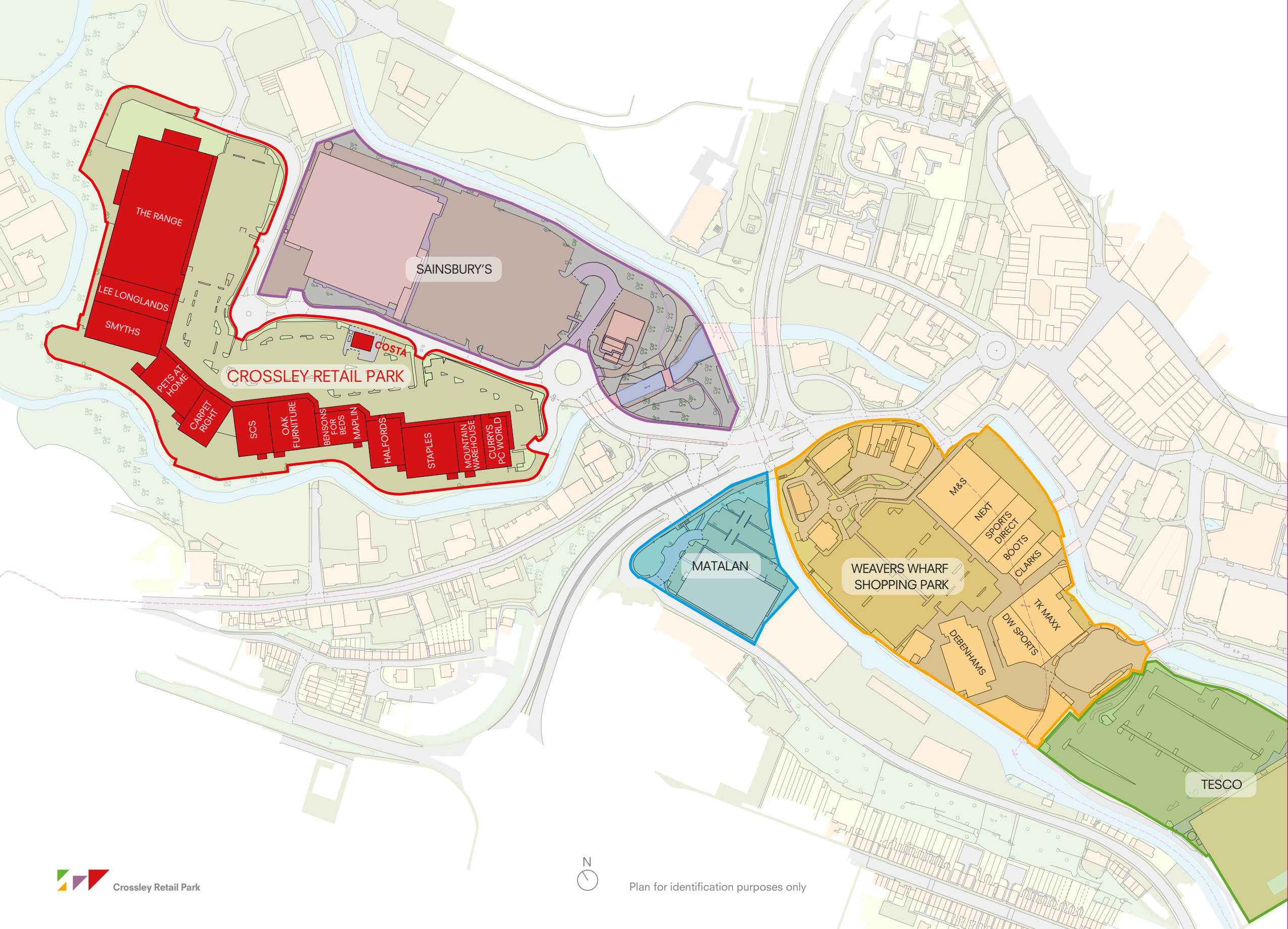
Home Ownership



Car Ownership







SAINSBURY'S

CROSSLEY RETAIL PARK

MATALAN

WEAVERS WHARF SHOPPING PARK

TESCO



Crossley Retail Park

Description

Crossley Retail Park is a modern purpose built retail warehouse scheme that was originally developed by Castlemore and constructed in 2000. It is currently arranged as 14 retail units in an L-shaped terrace and a stand-alone pod unit, providing 206,236 sq ft of ground floor retail accommodation in various unit sizes.

Six of the 14 retail warehouse units have mezzanine floors installed, all of which have consent for retail use.

Customer car parking is laid out regularly to the front of the units and staff parking to the rear with provision for 753 cars, showing an institutionally acceptable ratio of 1:274 sq ft.

All units are serviced from two secure yards located to the rear of the units.

Site

Crossley Retail Park has a site area of some 16.68 acres (6.75 hectares).

Planning

Crossley Retail Park has the benefit of a broad bulky goods planning permission, which the Local Planning Authority has proved willing to widen on numerous occasions. Indeed the Local Planning Authority has supported every application that has been made to widen the permitted use, alter unit sizes, install mezzanine floors and to construct a new restaurant unit.

The original consent was granted in November 1998 for the sale of 'building and DIY products, garden products, plants, furniture, carpets, floor coverings and household furnishing, electrical products, vehicle accessories and parts, bicycles, office supplies and caravans, tents, camping and boating equipment.' However, the consent has been widened to allow the sale of outdoor activity equipment (including clothing and footwear) from Unit J1, the sale of toys from Unit A1 and the sale of pets and pet products from Unit C.

Likewise, the original consent restricted the minimum unit size to 10,000 sq ft, although the Local Planning Authority has granted consent for Unit G to be subdivided into two units of 5,000 sq ft (15 March 2007), Unit J to be subdivided into units of not less than 4,990 sq ft (9 July 2015) and Unit F to be subdivided into units of not less than 10,010 sq ft (17 April 2013).

In April 2014, planning permission was granted for the erection of a restaurant unit of 1,701 sq ft for Costa Coffee.

Copies of the above planning permissions are available upon request.

Tenure

The property is held freehold.

There is a restriction over the site in favour of J Sainsbury's against the sale of food.



Tenancies

Crossley Retail Park is very well let to 12 national retailers, all of whom are household names.

We have recently undertaken a tenant audit across the scheme and the tenants reported strong levels of trade. This positive feedback has been underlined by a number of the tenants having removed break options and having regearged/extended their leases.

The property produces a total income of £3,254,445 per annum in accordance with the tenancy schedule below. This reflects a low average rent of just £15.78 psf.

Unit A/B, which is let to B&Q PLC, has been sublet or assigned to Smyths Toys, Lee Longlands and The Range, in accordance with the schedule of underlettings.

UNIT	TENANT	GROSS INTERNAL AREA (sq ft)	BREAK OPTIONS	CURRENT RENT (PA)	CURRENT RENT (PSF)	NEXT RENT REVIEW	LEASE EXPIRY	COMMENT
A&B	B&Q PLC	103,543		£1,578,970	£15.25	24-Jun-20	23-Jun-25	Original lease assigned from Homebase Ltd. Unit has been sub-divided by the tenant and is occupied by The Range, Lee Longlands and Smyths Toys.
C	Pets at Home Limited	12,600		£150,000	£11.90	07-Feb-21	06-Feb-26	9 months' rent free from 06/02/16 & 02/02/21 due to break clause being removed. 2016 rent review outstanding.
D	Carpetright Limited	10,048		£170,000	£16.92	01-Jul-20	30-Jun-25	
E	A Share & Sons Limited t/a ScS	10,040		£167,500	£16.68	24-Jun-20	23-Jun-25	
F	JB Global Limited t/a Oak Furnitureland	15,049	22-Sep-17	£210,686	£14.00	23-Dec-19	22-Dec-24	£105,343 payable until the 2017 break. Vendor will top this up. Landlord and tenant break exercisable with 3 months' notice until 22/09/17. £40,647.50 to be paid to tenant if break is not exercised for works to unit. Unit has a schedule of condition which falls away after break date and payment of £40,647.50.
G1	Steinhoff UK Group Properties Limited t/a Bensons for Beds	5,116	2022	£94,646	£18.50	24-Jun-17	2026	A re-gear of Bensons' lease has been agreed and will exchange and complete shortly. 10 year term with a tenant break in year 6, and 6 months' rent free which the vendor will top up.
G2	Maplin Electronics Limited	4,931		£110,385	£22.39	25-Mar-17	24-Mar-22	
H	Halfords Limited	10,212		£167,500	£16.40	24-Jun-20	23-Jun-25	2015 rent review outstanding.
J1	Mountain Warehouse Limited	5,107	6-Feb-22	£94,480	£18.50	07-Feb-21	6-Feb-26	3 month rent penalty if break is exercised.
J2	Staples UK Real Estate Limited and Staples Global Markets Inc	12,513		£218,978	£17.50	24-Jun-20	23-Jun-25	Rent free from 23/10/15 to 22/10/16.
K	DSG Retail Limited t/a Currys/PC World	15,376		£242,000	£15.74	24-Jun-20	23-Jun-25	2015 rent review outstanding.
L	Costa Limited	1,701		£49,300	£28.98	17-Nov-19	16-Nov-24	
TOTAL		206,236		£3,254,445				



Schedule of Underlettings

UNIT	TENANT	GROSS INTERNAL AREA (sq ft)	CURRENT RENT (PA)	CURRENT RENT (PSF)	LEASE EXPIRY
A1	Smyths Toys UK Limited	18,701	£277,200	£14.82	21-Jun-25
A2	Lee Longlands	11,177	£161,500	£14.45	21-Jun-25
A3 - A5	CDS (Superstores International) Limited	69,855	£706,811	£10.12	21-Jun-25
TOTAL		99,733	£1,145,511		



Income Security

All of the units at Crossley Retail Park have been let to national multiple retailers and as such the income is very well secured. Indeed some 94% of the income is secured from tenants whom Dun & Bradstreet rate as having a 'minimum' risk of business failure.

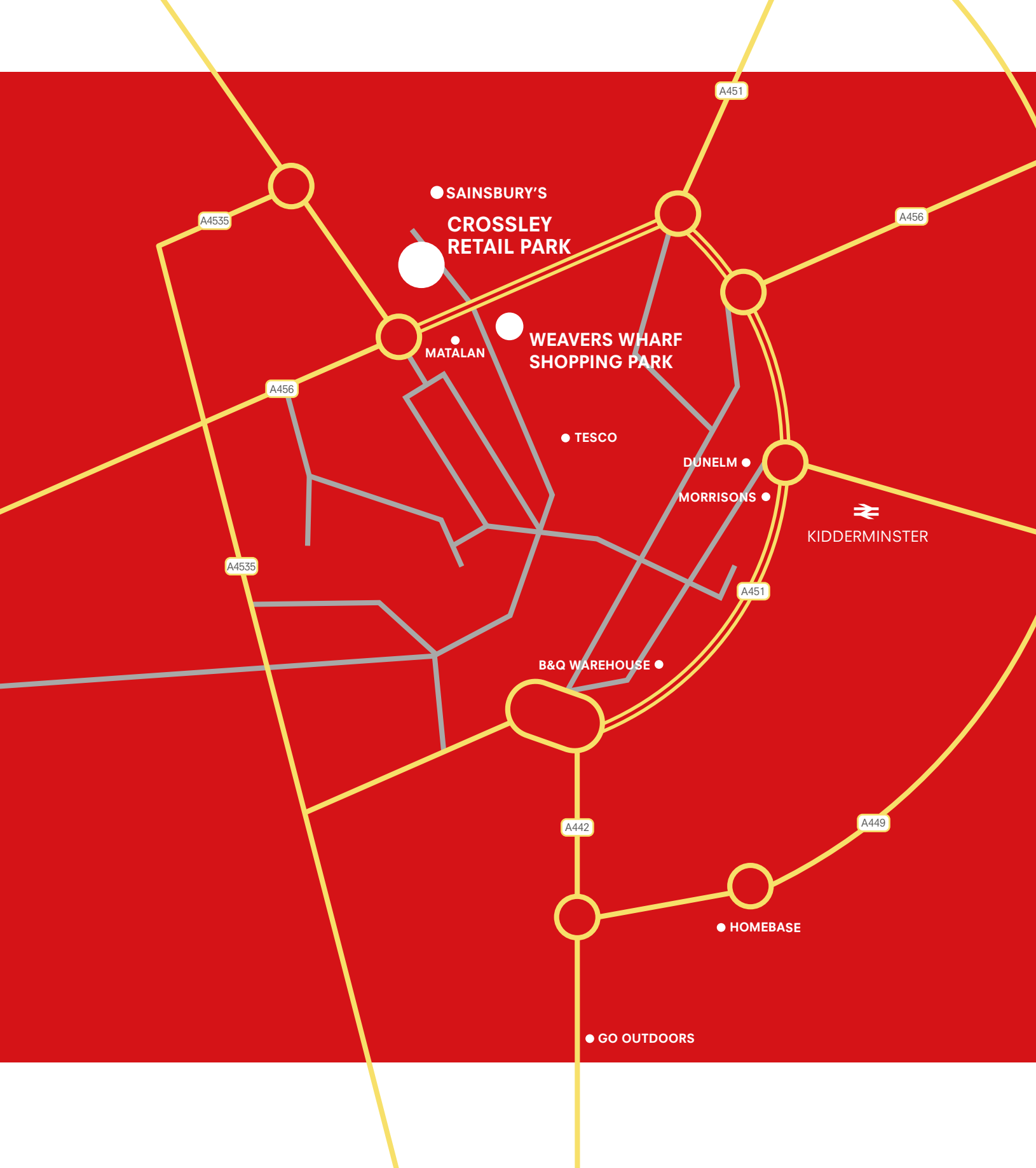
In addition, the property has a weighted average unexpired lease term (WAULT) of 8.35 years, to the earlier of lease expiry or tenant break options.

The schedule below sets out a summary of the most recent financial information upon the tenants.

UNIT	TENANT	D&B RATING	RISK OF BUSINESS FAILURE	YEAR ENDING	SALES TURNOVER (£'000S)	PRE TAX PROFIT / LOSS (£'000S)	NET WORTH (£'000S)
A&B	B&Q	5A1	Minimum	31-Jan-15	3,664,000	5,400	4,368,900
				01-Feb-14	3,589,500	138,600	4,385,900
				02-Feb-13	3,637,900	(44,100)	4,305,500
C	Pets at Home Limited	5A1	Minimum	26-Mar-15	689,697	79,920	517,138
				27-Mar-14	633,429	83,858	462,445
				28-Mar-13	586,350	77,707	382,537
D	Carpetright Limited	4A 1	Minimum	30-Apr-16	456,800	12,800	16,900
				02-May-15	469,800	6,600	3,400
				26-Apr-14	447,700	(7,200)	2,500
E	A Share & Sons Limited t/a ScS	5A 1	Minimum	25-Jul-15	276,734	4,092	37,538
				26-Jul-14	258,206	5,000	25,089
				27-Jul-13	245,647	4,125	21,900
F	JB Global Limited t/a Oak Furnitureland	3A 2	Lower than average	30-Sep-15	239,269	6,505	8,749
				30-Sep-14	191,516	11,032	14,250
				30-Sep-13	145,543	7,094	11,868
G1	Steinhoff UK Group Properties Limited t/a Bensons for Beds	4A 1	Minimum	27-Jun-15	80,832	6,332	22,123
				28-Jun-14	76,669	2,924	15,937
				29-Jun-13	71,211	4,658	13,247
G2	Maplin Electronics Limited	4A 1	Minimum	21-Mar-15	236,252	13,254	28,917
				22-Mar-14	269,227	13,351	166,106
				29-Dec-12	213,518	16,193	156,136
H	Halfords Limited	5A 1	Minimum	03-Apr-15	872,700	92,600	622,300
				28-Mar-14	803,100	86,200	548,000
				29-Mar-13	745,500	75,500	481,400
J1	Mountain Warehouse Limited	5A 1	Minimum	28-Feb-16	141,403	16,246	49,311
				28-Feb-15	109,894	11,961	37,192
				28-Feb-14	88,562	9,332	26,337
J2	Staples UK Limited and Staples Global Markets Inc	3A 1	Minimum	31-Jan-15	116,629	4,114	14,874
				01-Feb-14	115,304	(4,678)	14,099
				02-Feb-13	120,181	(4,792)	17,109
K	DSG Retail Limited t/a Curry/PC World	5A 1	Minimum	02-May-15	4,314,000	116,800	395,900
				30-Apr-14	4,078	94,100	377,500
				30-Apr-13	3,997	62,300	301,800
L	Costa Limited	5A 1	Minimum	26-Feb-15	735,974	127,221	444,814
				27-Feb-14	633,427	100,449	318,767
				28-Feb-13	552,959	93,927	243,951







Retail Warehousing in Kidderminster

Crossley Retail Park is the largest retail park in Kidderminster and is the dominant destination for the bulky goods retailing in the town and surrounding areas.

Weavers Wharf Shopping Park is the only other retail park in Kidderminster, located just 150 yards to the south of the subject property. Weavers Wharf lies within the town centre boundary and effectively forms part of the town centre retail provision. Weavers Wharf was developed in 2003 and comprises a number of historic industrial buildings that have been converted to retail use. The scheme is owned by TIAA Henderson and has open A1 planning permission. It is let to a variety of tenants including M&S, Next, Sports Direct, Boots, Clarks, TK Maxx, DW Sports and Debenhams at rents of up to £35.00 psf. Across the canal from Weavers Wharf, Henderson also own the 31,120 sq ft Matalan.

To the south of the town centre there is a B&Q Warehouse of 102,500 sq ft. Other stand alone units include Homebase (31,655 sq ft), Dunelm (39,462 sq ft) and Go Outdoors (35,462 sq ft).

Additional A3 unit

There is tenant demand from A3 users to justify the development of a further pod unit. Our client is in the process of agreeing terms with a new tenant.

Copies of the plans and terms for the new unit are available upon request.

VAT

The property has been elected for VAT purposes and it is expected that the sale will be treated as a Transfer of a Going Concern (TOGC).

Ownership

The property is held within a Jersey domiciled SPV company.

EPC

Copies of the Energy Performance Certificates (EPCs) are available upon request.

Aerial Video

An aerial video of Crossley Retail Park can be viewed at: stauntonwhiteman.co.uk/crossley-retail-park-kidderminster





Purchase Price

Our clients are seeking offers in excess of **£46,000,000 (forty-six million pounds)** subject to contract and exclusive of VAT, for their freehold interest in the property.

A purchase at this level would show a yield of 6.62%, net of purchaser's costs of 6.8%.

Further Information

Should you require any further information on the property or wish to arrange an inspection, please do not hesitate to contact:



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