

Ipswich 3 Tavern Street IP1 3AA

Prime Freehold Retail Investment

Clintons



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INVESTMENT CONSIDERATIONS

- Ipswich is the largest town in Suffolk and the administrative centre for the county
- Arguably the best retailing location on pedestrianised Tavern Street
- Secured to AG Retail Cards Ltd (t/a Clintons)
- Recently rebased rent
- Offers in excess of **£1,220,000**
- Net initial yield of approximately **8%** assuming normal purchaser's costs



IPSWICH

Ipswich is the largest town in Suffolk and the administrative centre for the county. The town is one of the most important shopping destinations in East Anglia and is located 66 miles north east of London, 16 miles north east of Colchester and 10 miles west of Felixstowe.

Ipswich benefits from excellent communications being located close to junctions of both the A14, A12 and the A140 providing quick and easy access to Cambridge to the west and Norwich to the north and Colchester and Chelmsford to the south.

The town also enjoys a regular commuter rail service to London Liverpool Street with a fastest journey time of 57 minutes. There are also regular services to Norwich and Colchester with fastest journey times of 43 minutes and 19 minutes respectively.

Ipswich has a catchment population of approximately 377,000 which is projected to increase by approximately 16% between 2011-2031 (Ipswich Borough Council). Over the last 20 years Ipswich has seen a large increase in house values with prices rising by approximately 250% (Zoopla).

The town also directly benefits from the large number of tourists and other visitors to the area. The Local Authority estimate that around 3.5 million visitors come to Ipswich each year, contributing c.£182 million per annum to the local economy and supporting around 4,800 jobs in the area.

RETAILING IN IPSWICH

Ipswich's primary shopping is centred along the pedestrianised stretch of Tavern Street, Corn Hill and Westgate Street with the very best location extending between Marks & Spencer and the entrance to the Sailmakers Shopping Centre.

Ipswich has two covered shopping centres; Sailmakers Shopping Centre, a 130,000 sq ft centre anchored by Boots, Iceland and River Island and the Buttermarket Centre, a 235,000 sq ft shopping and leisure centre anchored by TK Maxx, Boots, New Look and Superdry.

Ipswich also has a prosperous and thriving leisure, restaurant, bar and café scene. Town centre attractions include, Empire Cinema, Ninja Tag Active, Superbowl UK, Pure Gym and Crazy Club Soft Play, whilst nearby restaurants include; Zizzi, Wagamama, Cosy Club, Creams, Pizza Express, Revolution and Chopstix.

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LOCATION

The property is situated in arguably the best retailing location in the town at the junction of Tavern Street and Corn Hill. The property lies adjacent to Burton/Dorothy Perkins and Boots with major retailers in the immediate vicinity including Marks & Spencer, Waitrose, JD Sports and River Island.

DESCRIPTION

The property is of brick built construction under a part tiled and part flat roof.

The premises comprise a ground floor shop with first and second floor ancillary accommodation.

The property has the benefit of rear servicing and car parking for approximately two vehicles.

ACCOMMODATION

The property has the following approximate dimensions and net internal areas:

Gross Frontage	28 ft 0 ins	8.53 m
Net Frontage	24 ft 3 ins	7.39 m
Ground Floor Sales	2,242 sq ft	208.28 sq m
ITZA	936	-
Ground Floor Ancillary	323 sq ft	30.01 sq m
First Floor Ancillary	440 sq ft	40.88 sq m
Second Floor Ancillary	340 sq ft	31.59 sq m
Total NIA	3,345 sq ft	310.76 sq m

TENANCY

The entire property is let to AG Retail Cards Limited (t/a Clintons) on a 5 year full repairing and insuring lease from 8th October 2018 (approximately 4.5 years unexpired) at a current rent of £103,500 per annum.

RENTAL VALUE

We devalue the current rent passing of £103,500 per annum to show a Zone A rate of £104.72 psf Zone A. This assumes a rate of £7 psf on the ground floor rear ancillary accommodation, £5 psf on the first floor ancillary and £3 psf on the second floor ancillary.

The current rent passing has been rebased to a market rent following the recent lease renewal negotiations.

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COVENANT INFORMATION

AG Retail Cards Limited (t/a Clintons) are a national card and gift retailer originally founded in 1968. In 2012 the brand was purchased by American Greetings who are a US based company. Clintons now trade from approximately 400 stores across the UK.

AG Retail Cards Limited (Company number: 08087453) reported the last three years trading figures:

	27/01/2018	28/01/2017	30/01/2016
Turnover	£188,791,000	£201,222,000	£207,750,000
Pre Tax Profit	-£14,270,000	-£19,442,000	-£9,276,000
Shareholder's Funds	-£51,977,000	-£37,707,000	-£18,265,000

AG Retail Cards Limited have a Creditsafe rating of 39/100 indicating a "moderate risk" of business failure.

TENURE

Freehold.

TOWN PLANNING

The property lies within the Ipswich Central Conservation Area.

VAT

We understand that the property has been elected for VAT and anticipate that the sale would be treated as a Transfer of a Going Concern (TOGC).

EPC

The property has an EPC rating of D87. A full report can be found on the HRH Retail website.

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PROPOSAL

We are instructed by our client to seek offers in excess of **£1,220,000 (One million two hundred and twenty thousand pounds)** subject to contract and exclusive of VAT for the freehold interest in the property.

A purchase at this level would reflect an attractive net initial yield of approximately **8%** assuming normal purchaser's costs.

Please note that all prospective purchasers will need to be verified for anti-money laundering purposes prior to a sale contract being agreed.

CONTACTS

To view copies of the lease, title, the EPC and other information please visit HRH Retail's website,

<http://www.hrhretail.com/property/ipswich>

To register interest and to carry out an internal inspection please contact:



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