

# SOPER OF LINCOLN-BMW & MINI CAR SHOWROOM

ROMAN WAY,  
SOUTH HYKEHAM, LINCOLN LN6 9UH

## CAR SHOWROOM INVESTMENT



# Investment Summary

- Prominent Car Showroom Investment
- The only BMW car dealership in Lincoln
- Built in 2006 comprising approximately 38,673 sq ft
- Unexpired term of 18 years 2 months
- Freehold
- Modest passing rent equating to £8.39 p.s.f. overall
- Fixed rental increases equating to 3% p.a
- Seeking offers of £3,835,000

## ■ Yield Profile

Initial Yield	8.00%
2016	9.27%
2021	10.75%
2026	12.46%
Equivalent Yield	10.09%



## Location

The historic cathedral city of Lincoln is the principal urban centre in the county of Lincolnshire and is located 120 miles (192 km) to the north of London, 32 miles (51km) to the north east of Nottingham, and 48 miles (77km) to the north of Peterborough.

The town has good road and rail communications. The M1 motorway is accessed via the A57 and the A46 also provides access to the A1 which runs directly south to Peterborough before feeding into the A1 (M) and the M11. There is a direct service to London Kings Cross with a fastest journey time of 1 hour 44 minutes. The population of Lincoln is approximately 89,000 with a drive time population in the order of 300,000 and a county population of approximately 700,000.

## Situation

The property is prominently located on the modern Gateway Business Park in the South Hykeham area, 5 miles (8km) to the south west of Lincoln city centre. The property is situated on the eastern side of Roman Way and on the southern side of Black Horse Road, approximately 50 metres south of its junction with Newark Road. Newark Road is one of the principal routes into Lincoln city centre.

Horton SEAT Dealership is opposite and nearby occupiers within the Business Park include, Charles Warner Vauxhall, McDonalds, Brewer's Fayre restaurant and numerous small light industrial business units.

Approximately 2 miles (3.2km) to the north of the property, adjacent to the junction of Doddington Road and the A46, are Mercedes Benz/Smart, Skoda, Volvo and Jeep/Chrysler car showrooms.

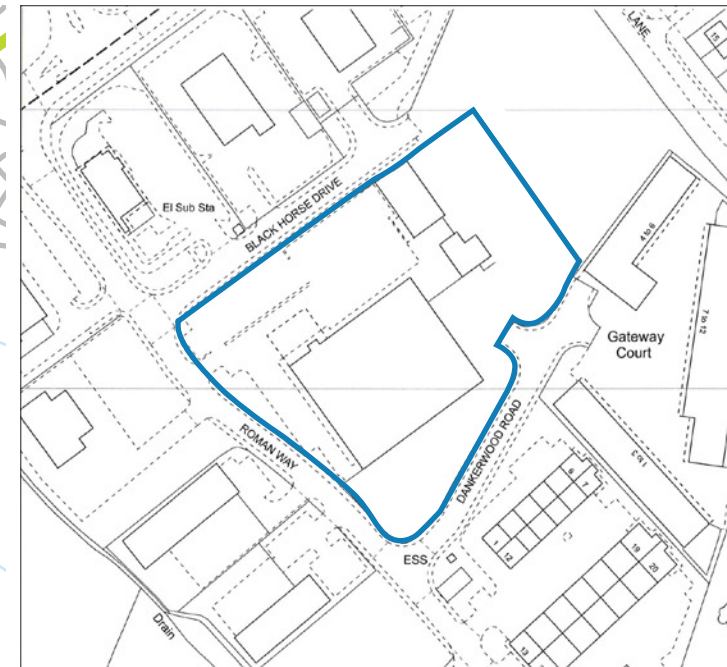
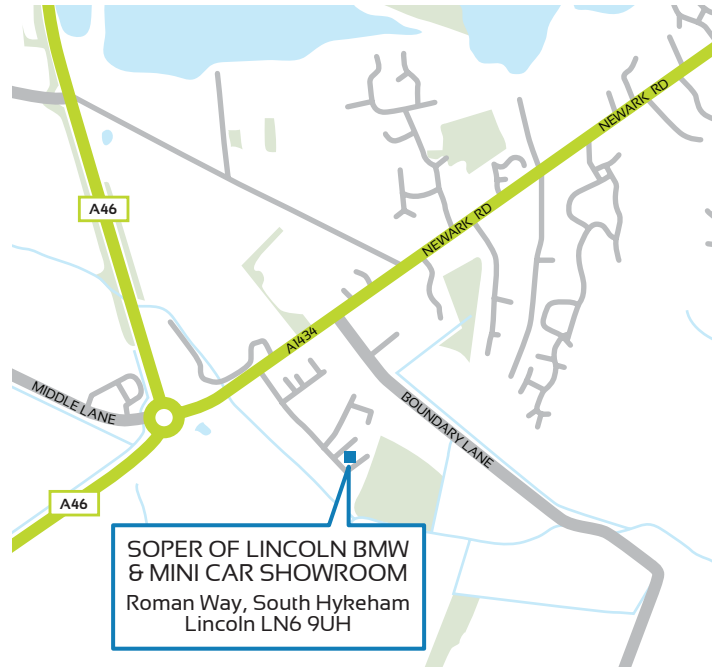
## Description

The property comprises a BMW car showroom built in 2006, with ancillary workshops and office accommodation together with a smaller MINI car showroom on a site of 2.95 acres (1.19 hectares).

The two buildings are of steel portal frame construction with full height glazing to the showroom area and brick and profile metal sheet cladding to the balance of the elevations under a pitched roof covered with corrugated metal sheeting.

The BMW & Mini showrooms are rectangular in shape and the 15 bay workshop provides the latest innovative technology and a fully automated MOT test lane.

There is a tarmacadam surface to the entire site which provides 70 prime car display bays and 110 customer parking spaces.



## Accommodation

The property has been measured by Plowman Craven (March 2013) and we are advised that the property has the following approximate floor areas:

Floor	Use	Gross Internal Areas	
		Area Sq m	Area Sq ft
First	Office/storage	720.4	7,754
Ground	BMW showroom	2,411.0	25,952
	Mini showroom	317.3	3,415
	Valeting bay	144.2	1,552
<b>Ground floor total</b>		<b>2,872.5</b>	<b>30,919</b>
<b>Overall Total</b>		<b>3,592.9</b>	<b>38,673</b>

## EPC

The property has been awarded an Energy Performance Certificate rating of F.

## Environmental

A report by RPS Health Safety & Environmental (August 2006) concludes that the site is low risk with no historical development or potentially contaminative site activities.

## Tenure

Freehold

## Tenant

The property is let to Steve Soper of Lincoln Ltd for the term of 25 years from 30 May 2006 (18 years 2 months unexpired) at a current rent of £324,597 per annum (Equates £8.39 p.s.f.) subject to fixed increase rent reviews reflecting 3% annually compounded as follows:

30 May 2016 - £376,297 pa (Eq: £9.73 p.s.f.)

30 May 2021 - £436,231 pa (Eq: £11.27 p.s.f.)

30 May 2026 - £505,711 pa (Eq: £13.79 p.s.f.)

## Planning

Planning permission for the redevelopment of the property as a two car showroom/service centre was granted on 30th March 2005.



# Covenant

## Steve Soper of Lincoln Ltd (Co no. 03691507)

Steve Soper is a retired racing driver who raced professionally for 20 years including touring cars and Le Mans. He also competed in World Series and European Series as well as Japanese and German Touring Car Championships; winning the 24 Hours Nürburgring in 1987, the 24 Hours of Spa in 1992 and 1995 and the Macau Guia Race in 1997.

Steve Soper purchased his own BMW dealership in 1999 in the city of Lincoln. After 7 years of successful trading they moved to this state of the art BMW showroom in 2006.

Steve Soper of Lincoln Ltd to the year end 31 December 2011 reported shareholders' funds of £672,519 (£1,058,874 - 2010). During the year the company received £205,069 (£441,643 - 2010) in respect of its share of profit from its investment in Soper LLP.

Soper LLP is the trading arm and reported the following financial results:

	31 December 2011	31 December 2010
Turnover	£43,820,645	£42,539,619
Pre Tax Profit	£391,970	£635,905
Net Assets	£1,897,869	£3,376,611

# VAT

The property is elected for VAT and it is proposed that the sale will be treated as a Transfer Of a Going Concern (TOGC).

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# Proposal

We are seeking offers of **£3,835,000 (Three Million Eight Hundred and Thirty Five Thousand Pounds)** subject to contract and exclusive of VAT which provides the following yield profile allowing for acquisition costs of 5.8%.

Initial Yield	8.00%
May 2016	9.27%
May 2021	10.75%
May 2026	12.46%
Equivalent Yield	10.09%

# Further Information

For further information please contact:

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