

RETAIL INVESTMENT SALE

7 HIGH STREET CANTERBURY



Whitmarsh
Holt
Young

7 HIGH STREET CANTERBURY



INVESTMENT SUMMARY

Canterbury is an historic cathedral city with excellent road links to the national motorway network, the Port of Dover and the Eurotunnel Shuttle terminal.

The city is one of the largest economies in Kent with a resident population of approximately 141,500, a retail catchment in the region of 228,330 and over 1.3 million tourists visiting every year.

The subject property is a retail unit occupying a prominent position on the pedestrianised High Street.

Accommodation is arranged over basement, ground and three upper floors totalling 5,442 sqft (505 m2).

The property is let in its entirety to Kew 159 Ltd on a new 15 year lease from 16 January 2006 guaranteed by Robinson Webster (Holdings) Ltd.

Current rent passing is £145,000 per annum exclusive (£158 Zone A).

Offers in excess of £3,000,000 (Three Million Pounds) subject to contract and exclusive of VAT.

Net initial yield of 4.57% after allowing for purchaser's costs of 5.7625%.



LOCATION

The historic cathedral city of Canterbury is situated on the River Stour in the heart of the county of Kent. It benefits from excellent local road links to the national motorway network with Junction 7 of the M2 being situated approximately 6.8 miles (11 km) to the west and connections with the Port of Dover and the Eurotunnel car shuttle terminal in Cheriton via the A2 and A260.

The city has two mainline railway stations and is served by frequent trains to and from London Charing Cross and London Victoria with an approximate journey time of 1.5 hours. Gatwick Airport is approximately 50 miles (80 km) to the west of the city.

Canterbury is one of the largest economies in Kent and has a resident population of approximately 141,500 people comprising of 47.9% male and 52.1% female persons. The catchment area encompasses in the region of 228,330 people and 98,342 households. The city has an employment rate of approximately 78% compared with 75% of the National average for Great Britain with around 50,000 employees working for 4,700 businesses. Canterbury is also a leading tourism centre boasting over 1.3 million tourists every year and generating an estimated £132 million a year. (Source: Canterbury City Council & ONS)

SITUATION

The subject property occupies a prominent position on the pedestrianised High Street which; together with Whitefriars, St Peters Street, Parade and St George's Street, forms the principal retailing provision within the city centre.

DESCRIPTION

The subject property comprises a retail building arranged over basement, ground, and three upper floors.

Externally the unit has an attractive painted elevation fronting the High Street with a glazed shop frontage and sash windows at the upper levels.

Internally, the tenant has recently completed its fit-out in the distinctive Kew style in the trading area at ground floor level whilst the basement is utilised as storage space. The first floor is accessed by a staircase to the rear of the sales floor and provides storage space, staff kitchen and toilet facilities.

Floors two and three provide useable storage space but is not currently used by the tenant in occupation.

RETAILING IN CANTERBURY

Canterbury has a diverse range of shops serving its local catchment and tourist visitors. Consequently it boasts a large range of national multiple retailers. Nearby immediate occupiers to the subject property of note include Vision Express, Debenhams, JD Sports, French Connection, Holland & Barrett, Past Times, Costa Coffee and Caffe Nero.

Canterbury has also just witnessed the opening of the redeveloped Whitefriars Shopping scheme just to the south of the subject property which should be beneficial to retailing as a whole in the city.

From Experian's GOAD retail statistics there are 412 outlets in the city totalling 940,000 sq ft (87,328 Sq m) of floorspace. Canterbury has a low vacancy level of just 9.04% of the total retail floorspace provision. It is predicted that rental growth will increase by 2.3% between 2004 and 2008 (compared with a UK rate of 1.3% as a whole); with capital values expected to grow by 3.8% in the same time period (compared with 1.2% for the UK as a whole).

ACCOMMODATION

The subject property has been measured in accordance with RICS Code of Measuring Practice (5th Edition) and provides the following approximate Net Internal Area (NIA).

Gross Frontage	22.64 ft	6.9 m
Net Frontage	18.63 ft	5.68 m
Shop Depth	100 ft	30.5 m
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Ground Floor Sales	1,507 sqft	140 m ²
ITZA	770 sqft	71.53 m ²
Ground Floor ancillary	421 sqft	39.1 m ²
Basement	1,237 sqft	114.9 m ²
First Floor	895 sqft	83.14 m ²
Second Floor *	945 sqft	87.77 m ²
Third Floor *	439 sqft	40.81 m ²
Total	5,442 sqft	505 m²

*The Tenant has chosen to seal off the second and third floors.



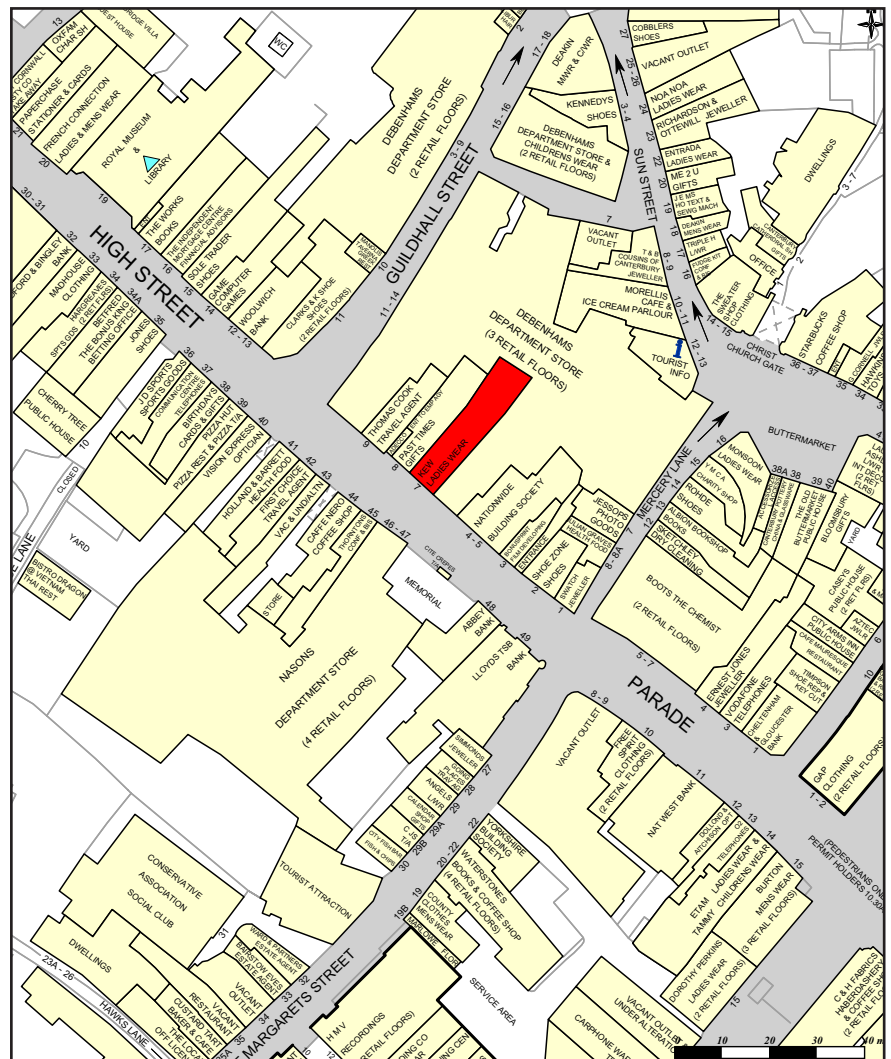
TENURE

Freehold

TENANCY

The subject property is let on a new FRI lease in its entirety to Kew 159 Limited for a term of 15 years from 16th January 2006 with 4 months rent free, therefore the rent commences on 16th May 2006. The current rent passing is £145,000 per annum exclusive and is subject to 5 yearly upwards only rent reviews. We consider that the rent passing equates to £158 on a Zone A basis.

The tenancy is guaranteed by Robinson Webster (Holdings) Limited. The terms of the lease states that the guarantor is to be released on the earlier of (a) the tenant showing net profit for three consecutive accounting years of at least three times the passing rent or (b) the date of a permitted assignment of the lease.



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COVENANT INFORMATION

Kew 159 Limited – Co. Registration No. 4607074

Kew is a new, wholly owned subsidiary of Robinson Webster (Holdings) Limited. The company designs, manufactures and sells affordable and fashionable women's clothing in a similar style to the group's Jigsaw brand.

Kew's branch network is expanding rapidly with around 25 stores trading at present; the concept has grown from several London sites and operations in the south of England and Wales, to a fast integration of the concept in the UK's major towns and cities.

The company currently holds a Dun & Bradstreet rating of B1 which indicates a financial based on tangible net worth of £335,472 with minimal risk of business failure. Its financial information is as follows:

Kew 159 Ltd	2.10.04	27.09.03
Sales Turnover	-	92,125
Pre-tax profit (loss)	-	(613,106)
Net Worth	335,472	2,372,327

Robinson Webster (Holdings) Ltd – Co. Registration No. 1069599

Robinson Webster (Holdings) Ltd is the holding company of a privately owned British group that trades under their distinctive brand names; Jigsaw, Jigsaw Junior and Kew. The company holds a Dun & Bradstreet rating of 5A1, indicating a financial strength based on tangible net worth of £41,097,000 and representing a minimal level of risk of business failure.

The group's financial performances over the last three fiscal years are as follows:

Robinson Webster (Holdings) Ltd.	2.10.04 ('000)	27.9.03 ('000)	28.9.02 ('000)
Sales Turnover	77,912	59,919	57,811
Pretax profit (loss)	9,400	9,654	9,059
Net worth	41,097	36,926	32,181

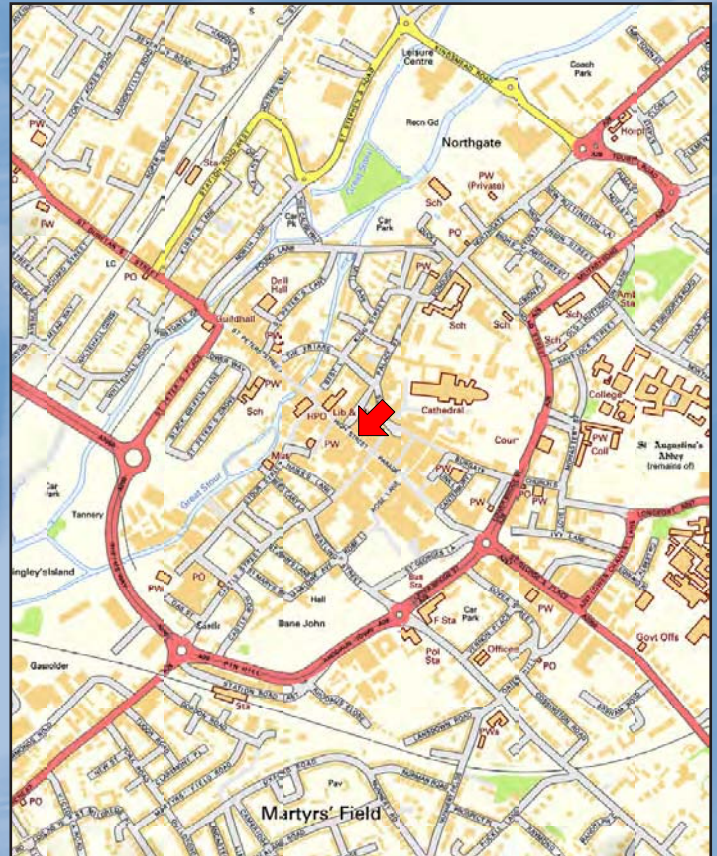
DECLARATION

Whitmarsh Holt Young for themselves and for the vendor or lessor of this property for whom they act, give notice that:

These particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract.

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 or tenants should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.

No employee of Whitmarsh Holt Young has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor enter into any contract on behalf of the vendors.



PROPOSAL

We are instructed to seek offers in excess of £3,000,000 (Three million Pounds) subject to contract and exclusive of VAT. A purchase at this level reflects a net initial yield of 4.57% after allowing for purchasers costs of 5.7625%.

VAT

We understand that the property has been elected for VAT. Therefore VAT may be payable on any agreed purchase price.

FURTHER INFORMATION

If you require any further information please contact:

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