

FOR SALE



**ROWMS LANE TRADE PARK, MEXBOROUGH,
ROTHERHAM, S64 8AA**

- Multi Let Trade Investment
- Comprising Trade Counters, Automotive & Industrial Uses
- 4,512 Sq M (48,571 Sq Ft)
- National Anchor Tenants

FOR SALE – TRADE COUNTER / SHOWROOM / INDUSTRIAL INVESTMENT

INVESTMENT SUMMARY

High yielding & reversionary trade park investment comprising a trade counters, car showroom and industrial units, with significant roadside frontage in a busy location

- Tenants include Screwfix, Toolstation, United Carpets and Perrys Motors
- 4,512 Sq M (48,571 Sq Ft) Gross Internal Areas
- Fully let producing £297,547 per annum exclusive providing a low average of £6.12 per Sq Ft overall
- Achievable ERV of £356,919 per annum exclusive (£7.35 per Sq Ft)
- Low site density of circa 29%
- Redevelopment potential of yard areas and underdeveloped sections of the site
- Principle location for trade in the area
- Comprising 12 units and 1 compound & a roadside car wash let to 12 tenants
- New 10-year lease extension recently completed with Perrys
- 275m of roadside frontage
- Circa 50% of the income has guaranteed index linked uplifts & 66% from national covenants
- Break up potential & asset management opportunities

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Proposal

Inviting offers over £3,500,000 reflecting an attractive net initial yield of 7.98% and a reversionary yield of 9.48%. A purchase at this level reflects a low capital value of only £72.06 per Sq Ft.

Assuming standard purchaser's costs of 6.50%.



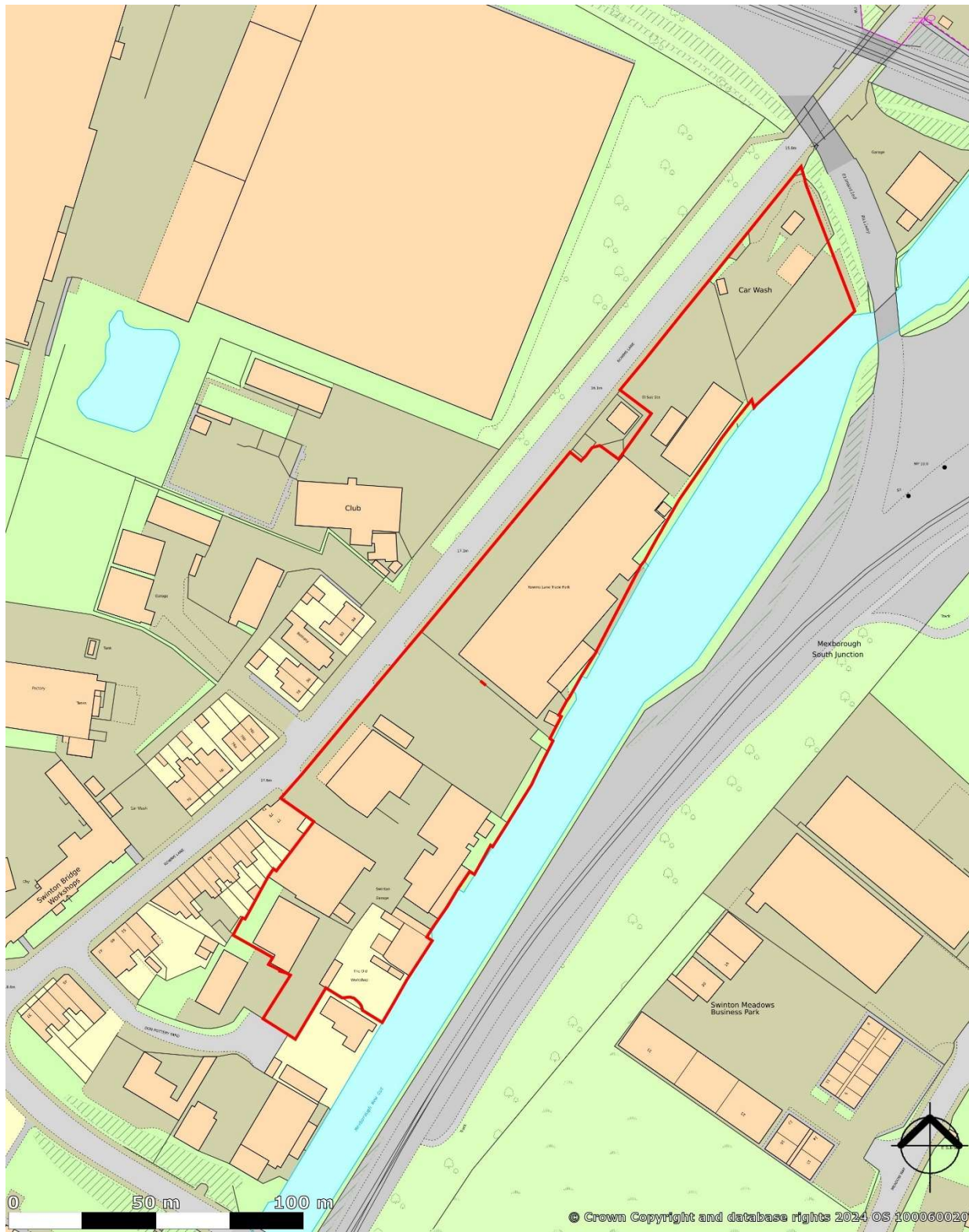
TOOLSTATION

**United
Carpets & Beds**

SCREWFIX

PERRYS
Even better

**Various Asset Management Opportunities, Including A
Breakup Of The Site & Redeveloping Underutilised Areas**



Location

The site occupies a prime position fronting the busy (A6022) Rowms Lane, which is a short distance from the Hartley Street Roundabout. This road is a key link between Mexborough town centre and Swinton, with approximately 14,000 vehicles passing the site daily.

The property is situated in a popular location for trade counter and motor dealerships, with a number of similar occupiers located nearby, such as Howdens, Huws Gray, Sunbelt Rentals & Lidl Supermarket.

The regions motorway networks are within easy reach, with Junction 36 of the A1 and J34 of the M1 within 15 minutes drive. Rotherham city centre is 5 miles away (approximately 12 minutes), Doncaster is 7 miles away (approximately 15 minutes), and Sheffield is 14 miles away (approximately 30 minutes).



Description

Rowms Lane Trade Park comprises six modern trade counter style units, a car showroom with a forecourt, four industrial/workshop units, a compound/yard, and a car wash, all situated on a self-contained site. Trade units 1 to 6 are of portal frame construction under a metal sheet roof, each benefiting from a loading door on the front elevation and shared parking areas for customers and staff. To the north of the trade units is a communal tarmac car park with approximately 30 parking spaces, contributing to a total of around 60 spaces serving the trade element of the site.

Perrys occupies the majority of the southern section of the site, extending to 1.11 acres. This area includes a showroom, a workshop for car repairs, and a 0.5-acre car forecourt. The workshops occupied by Perrys have recently undergone refurbishment, including a new roof. The remaining areas comprise a car wash near the Hartley Street Roundabout, yard areas, and traditional industrial units. There are 6 access points in to site.

Accommodation

The GIA extends to 4,512 Sq M (48,571 Sq Ft)

The site area is 3.82 acres providing a low site density of approx 29%

Please see schedule for a full break down.



TENANCY SCHEDULE

Unit	Tenant	Sq M	Sq Ft	Term	Rent PAX	Rent PSF	ERV PSF	ERV PAX	Rent Review Comments	Lease Expiry	Comments
1	Little Town of Play Ltd	348.11	3,747	15 years from 18th September 2024	£26,390	£7.04	£7.00	£26,930	OMRR every 5 years	17/09/2039	New lease at a headline rent of £7 per Sq Ft
2	Powerxfitness Ltd	370.78	3,991	5 years	£25,000	£6.26	£7.00	£27,937			Renewal 5 year lease in legals
3	Toolstation Limited	380.16	4,092	10 years from 2 nd August 2019	£22,000	£5.38	£7.00	£28,644	OMRR due 2nd August 2024	01/08/2029	
4 & 5	United Carpets (Property) Limited	950.12	10,227	10 years from 22 nd September 2019	£52,045	£5.09	£6.50	£66,457	Fixed increased to £52,045 in Sept 2024	21/09/2029	Guarantor from United Carpets Group PLC. Long term & the units could be split as two
6	Screwfix Direct Limited	404.13	4,350	10 years from 11 th November 2015	£25,012	£5.75	£7.00	£30,450		09/11/2025	Reversion in November 2025
Unit 1-3	Perrys Motor Sales Ltd	1086.97	11,700	10 years from 1st January 2025	£85,000	£7.26	£7.26	£85,000	5-year RPI review cap and collar between 1-3.5% compounded pa.	31/12/2034	Lease extension agreed 10 years from 1 January 2025. Rent to be topped up to headline £85,000 pax. Tenant break after 5 years on 18 months' notice. Demise extends to 1.11 acres which includes a 0.5-acre forecourt.
Unit 3 (rear)	Dean Allen	321.44	3,460	5 years from 7 th February 2023	£6,000	£1.73	£5.00	£17,300	Annual RPI increases	06/02/2028	
Unit 4 (rear)	Woodcraft Repetitions Limited	220.04	2,390	5 years from 7 th February 2023	£10,000	£4.18	£6.00	£14,340	Annual RPI increases	6/02/2028	Annual tenant breaks on 6m notice
Unit 5 (rear)	Diesel Plant Services Limited	139.17	1,498	5 years from 7 th February 2023	£7,500	£5.01	£7.00	£10,486	Annual RPI increases	06/02/2028	
Unit 6 (rear)	Select Media Events Limited	289.49	3,116	5 years from 1st February 2023	£12,000	£3.85	£6.00	£18,696	Annual RPI increases with OMRR on 1st Feb 2028	30/01/2028	Annual tenant breaks on 6m notice
Car Wash Land	Private		0.25 ac	10 years from 1st November 2023	£15,600	N/A	N/A	£15,600	Annual RPI increases	31/10/2033	
Rear Yard	United Carpets (Property) Limited		0.25 ac	5 years from 12 th November 2020	£12,000	N/A	N/A	£15,600		11/11/2025	0.25 acres. Includes Nissan style storage huts. Guarantor from United Carpets Group PLC
Total		4,512.39	48,571		£297,547	£6.12	£7.35	£356,919			

Current passing rent provides a low average of just £6.12 per Sq Ft. Total ERV £356,919 per annum exclusive providing an achievable average of £7.35 per Sq Ft. **Approximately 50% of the income is index linked with guaranteed uplifts and 66% of the income is from national covenants.**

We consider most units to be let below the market rent, providing significant opportunity for rental growth via lease events and proactive asset management.

Covenant Information



Screwfix Direct Limited (03006378)

Trading as Screwfix they are the UK's leading retailer of trade tools and accessories. The company is owned by Kingfisher plc which also owns B&Q and is listed on the London Stock Exchange. They have circa 1,700 stores nationwide.

	2022/23	2021/22
Turnover	£2,345,400,000	£2,310,700,000
Pre-Tax Profit	£243,500,000	£246,700,000
Net Assets	£1,427,000,000	£1,244,900,000



Toolstation Limited (04372131)

Toolstation are a multi-channel retailer of tools and building materials with over 500 branches in the UK and is part of the Travis Perkins Group plc.

	2022	2021
Turnover	£670,000,000	£669,400,000
Pre-Tax Profit	£15,000,000	£34,000,000
Net Assets	£118,500,000	£105,800,000



Even better

Perrys Motor Sales Limited (00972286)

Perrys operate franchised car dealerships throughout the UK, they have over 60 sites and are one of the largest Mazda dealer in Europe. Sole shareholder is Perrys Group Ltd that have a turnover of £643m, pre tax profit of £3.66m and net assets of £78m in 2022.

	2022	2021
Turnover	£476,820,000	£431,924,000
Pre-Tax Profit	-£407,000	£7,209,000
Net Assets	£69,339,000	£72,135,000



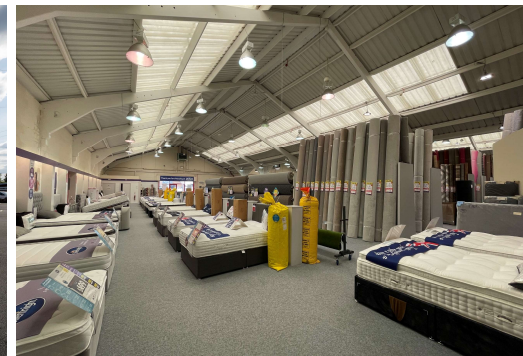
Mexborough

United Carpets (Property) Limited (08053813)

Guaranteed by United Carpets Group Limited (05301665)

There are 57 stores throughout the UK making United Carpets the UK's largest franchised flooring and bed retailer.

	2022/23	2021/22
Turnover	£27,095,000	£26,168,000
Pre-Tax Profit	£1,009,000	£1,548,000
Net Assets	£4,805,000	£3,957,000



ROWMS LANE TRADE PARK, MEXBOROUGH, ROTHERHAM, S64 8AA

EPC

Copies within the data room. Most EPCs are either B or C.

Tenure

Freehold

Anti Money Laundering

Purchasers will be required to comply with Anti Money Laundering Regulations.

Data Room

Please request access from the agent.

Proposal

Inviting offers over £3,500,000 reflecting an attractive net initial yield of 7.98% and a reversionary yield of 9.58%. A purchase at this level reflects a low capital value of only £72.06 per Sq Ft. Assuming standard purchasers' costs of 6.50%.

VAT

VAT is applicable but it is assumed the sale will be treated as a TOGC.

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