



A FREEHOLD RETAIL INVESTMENT OPPORTUNITY

Investment Sale

5-6 Market Place, Nuneaton, Warks. CV11 4EA

- Prime Freehold retail investment opportunity
- Substantial retail unit – 29,051 sq ft
- Let to Poundland Ltd on a new 5 year lease
- Passing rent - £90,000 per annum
- Guide Price - £1,200,000, equating to a net initial yield of 7.08%



DESCRIPTION

A 100% prime retail investment on the pedestrianised section of Market Place, comprising 29,051 square feet of well configured and flexible retail accommodation let to Poundland Ltd.

LOCATION

Nuneaton is an historic market town located in the county of Warwickshire, approximately 24 miles east of Birmingham and 9 miles north of Coventry.

Motorway access to the town is extremely good, being 5 miles north of the M6 Junction 3 and having good links to the M69, M1 and M42 motorways.

Rail services to London Euston are available in approximately 1 hour 12 minutes. Major facilities include Ropewalk Shopping Centre and the Abbeygate Shopping Centre.

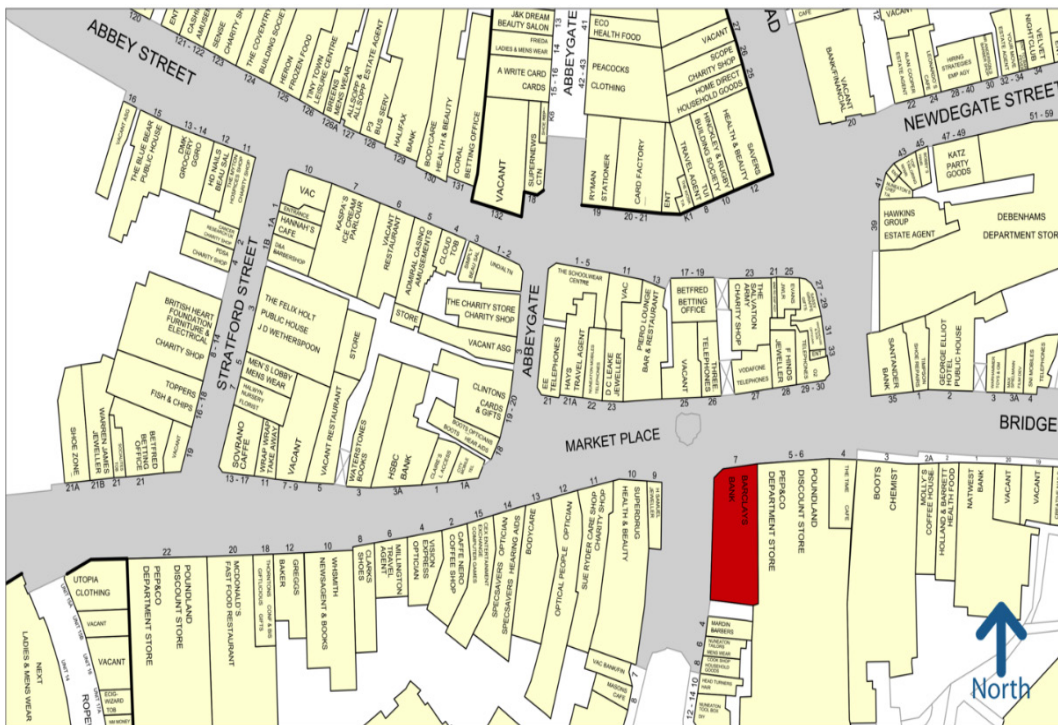
The property is prominently located on Market Place in the heart of the town centre. It's prime location is close to retailers including strong footfall drivers such as Boots, Superdrug, Caffe Nero, F Hinds Jewellers and Specsavers

TENANCY

The property is let to Poundland Ltd on a new 5 year lease from 24th June 2023, at a passing rent of £90,000 per annum

TENANT PROFILE

Poundland Limited (CRN 02495645) was incorporated in April 1990 and now trades out of 779 Poundland stores throughout the United Kingdom For the year ended 25.09.2022 Poundland Limited reported a Turnover of £1,586,100,000, a Pre-Tax Profit of £33,920,000, Shareholders Funds of £178,771,000 and a Net Worth of £78,007,000 (Source: Experience 02.03.2023)



TENURE

Freehold, subject to the existing tenancy

RATEABLE VALUE

Available upon request. £105,000

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

EPC

Available upon request.

VALUE ADDED TAX

We are advised that VAT is applicable to the purchase price, although the sale is likely to be treated as a TOGC.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

PRICE

Offers in the region of **£1,200,000** are sought for the Freehold Interest, equating to a net initial yield of 7.08%, after purchasers cost of 5.92%.





Traditional values, modern solutions

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