

Summary of Investment Property Samples Sites:

Criteria					
Location	Bristol Street Motors Scotswood Road Newcastle Upon Tyne	Greytown House Colchester Town Centre	Banbury Junct 11 M40 between London and Birmingham	Within an established industrial estate, approx. 1 mile from Wickford town centre	Chippenham, Wilts, strategically situated between Swindon & Bristol. 9 mins from J17 of M4 motorway
Description	Vauxhall Motors - Purpose built Car Dealers.	Prominent location on the High Street	Industrial Estate	Wickford Enterprise Centre, Wickford/ Basildon	High Qlty mid-box Logistics Unit. 79,178 sq ft
Covenant	Bristol St Motors with guarantee from Vertu Motors Ltd. Stated as "excellent" covenant.	Occupiers all considered to be "lower than average risk of failure"	Unknown, would need to run checks	Unknown for the sub-tenants	Let to the largest British logistics Co - Wincanton Holdings Ltd. £1bn+ turnover
Tenure	Freehold	Freehold	Freehold	Freehold	Freehold
Occupiers Lease Length	14.5 yrs	17.6 yrs to break	8.6 yrs- 9 yrs	Hd lease 118 yrs unexp'd to Basildon Borough Council. Sub-lets are 4-8 yrs remaining. (2 have 1 yr left til break)	10 years – tenants option to break after 5
WAULT¹	TBA	TBA	TBA	TBA	TBA
Repairing Obligations	Unknown	Unknown but Serv charge details avail on request	Unknown	Unknown	Full repairing and Insuring lease
Lot size	£6.68m	£6.62m (xs of)	£24m (xs of)	£4.56m (xs of)	£8.3m (xs of)
Net Yield	5.85%	5.25%	6.99%	2.8% min – 5.3%	6.26%
On Market or Off Market	Unknown	Unknown	Unknown	Unknown	Unknown
Notes:	Rents guaranteed 3% increase pa			Basildon BC sub let to tenants of their choice	Comprehensively refurbished in 2017 circa £1.82m
RISK AND RETURN ASSESSMENT²					

¹ Weighted Average Unexpired Lease Term

² See separate assessment matrix - to be developed