

REFERENCE: 5001 – Bathstore, Northampton



Freehold Retail Investment Let to Bathstore.com Limited – Northampton

ADDRESS: 127 – 133 St James Road, Northamptonshire, NN5 5LD

- BATHSTORE.com is part of Wolseley PLC
- 2008 Turnover £2182m, Pre tax £101m, Net assets £770m
- Trading from 204 stores in the UK and expanding
- On pre – 1996 on assignment from Majestic Wine plc
- 2009 Majestic Wine Turnover £202m, Pre tax £7.4m, Net assets £48m
- Available in UK SPV

LOCATION

Northampton is a major commercial and administrative centre with a resident population of some 150,000. Road communications are good with Junctions 15 and 16 of the M1 motorway some 4 miles to the west providing easy access to London (67 miles), the Midlands and the North.

SITUATION

The property is situated on the east side of St James Road at its junction with Stenson Street. St James Road forms part of the A45 and the bus station is opposite the property and the railway station is also nearby.

DESCRIPTION

The property is arranged on ground and one upper floor to provide a large retail unit which benefits from an extensive main road frontage. There is a yard at the rear providing 7 car parking spaces. The first floor is sold on a long lease. There is also a lock-up storage unit at the rear.

No.	Lessee	Accommodation	Lessee Terms	Current Rent	Next Review/ Reversion
Shop & majority of rear car park 127/133	Bathstore.com Limited (1) (original lessee Majestic Wine plc)	Gross Frontage: 60'0'', Net Frontage: 57'0'', Return Frontage: 58'0'', Built Depth: 50'0'', Ground Floor: 2,263 Sq.Ft.	25 years from 24.06.91 Rent review every 5th year IR & I plus service charge	£24500 p.a.	24 June 2011.
First Floor Part Ground Floor	Mr. S Aldred	First Floor and Ground Floor Storeroom	125 years from 10.10.05	£600p.a.	Reversion 2130
(1) For the year ended 31st July 2008 Bathstore.com Ltd reported a turnover of £144.2m, a pre-tax profit of £10.1m and a net worth of £16.1m. They are a subsidiary of Wolseley plc.- 2008 Turnover £2182m, pre tax £101m, Net Assets of £770m				Total £25,100 p.a.	

VAT IS: Applicable

PRICE: Offers in excess of £ 395, 000 – 6.40% Net

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