

VAUXHALL BIRMINGHAM

STAR PARK SOUTH
HEARTLANDS PARKWAY
NECHELLS
BIRMINGHAM
B7 5AH

Well located dealership
investment opportunity.

RAPLEYS



INVESTMENT SUMMARY



- Purpose-built dealership extending to approximately 27,296 sq ft



- Prominent roadside location fronting the A47



- Close proximity to Junction 6 of the M6 motorway and Star City



- 1 million people live within 20 minutes of Star City, the UK's largest leisure destination



- Let to Lookers Motor Group Limited, guaranteed by Lookers plc, with an unexpired term certain of approximately 8 years



- Passing rent of £330,000 per annum, equating to £12.09 per sq ft



- Lease subject to 5 yearly rent reviews to open market value



- Low site density of 16% on a site area of 3.08 acres



- Freehold

PROPOSAL

We are instructed to seek offers in excess of **£5,160,000 (Five Million, One Hundred and Sixty Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects a **Net Initial Yield of 6%**, assuming full purchaser's costs of 6.59%.

Lookers plc

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LOCATION

Nechells is a densely populated and popular commercial and leisure destination in the West Midlands, approximately 2.3 miles north east of Central Birmingham.

Birmingham is the UK's second largest city with a population of 1.149 million (2019) and sits at the heart of the UK motorway network. The property benefits from excellent road communications being located to the south of Junction 6 of the M6 motorway which links Manchester (87 miles) and Liverpool (99 miles) to the north west and Coventry (22 miles) and the M1 motorway in the south east.

There are three major railway stations in the city centre providing connections to local and national destinations. The Midland Metro serves the city centre to Wolverhampton. Birmingham International Airport is located 10 miles to the south west of the property.



SITUATION

The property is strategically situated occupying a prominent position fronting the A47 dual carriageway. The property lies 2.6 miles north-east of Birmingham City Centre, close to Star City, the UK's largest leisure destination. The site is bound by Costco to the north, the Holiday Inn Express to the west and the railway line to the south and east.



Notable dealerships in proximity are:



In terms of nearby Vauxhall dealerships, the brand is represented in Selly Oak (South Birmingham, 5.3 miles), Halesowen (8.3 miles), Dudley (8.9 miles), Tamworth (10.9 miles) and Coventry (15 miles).



DESCRIPTION

The property comprises a purpose-built and prominent car dealership extending to approximately 27,296 sq ft (2,536 sq m). The unit trades under the well-established Vauxhall brand and has been operated by Lookers since 2002.

The property is of steel frame construction with part glazed, part profile steel clad elevations under a flat roof.

The accommodation is arranged over ground and first floor levels. Internally, the dealership provides a showroom area with 5 display spaces and double height atrium, waiting area, workshop, parts and office accommodation. The first floor provides a further showroom, offices, staff kitchen and ancillary accommodation. The workshop area is configured to provide service bays, MOT facilities including inspection pits and parts storage with roller shutter doors.

Externally, the property benefits from a low site coverage, providing excellent vehicle display and storage provisions with a total of 241 car spaces including 32 display and 57 front display spaces. There is a separate used car office and valet building located within the car park.

ACCOMMODATION

The property provides an approximate GIA of:

Floor	Area	Sq M	Sq Ft
Ground	Showroom	680	7,321
	Public toilets	34	367
	Workshop	899	9,675
	Store	19	209
	Area und. Mez	128	1,379
	Canopy	48	521
	Ext store	11	116
	Valet	89	961
	Sales	61	656
	WC - Staff	11	117
First	Office	173	1,863
	Store	83	896
	Showroom	186	2,006
Mezz	Store	112	1,210
Total		2,536	27,296

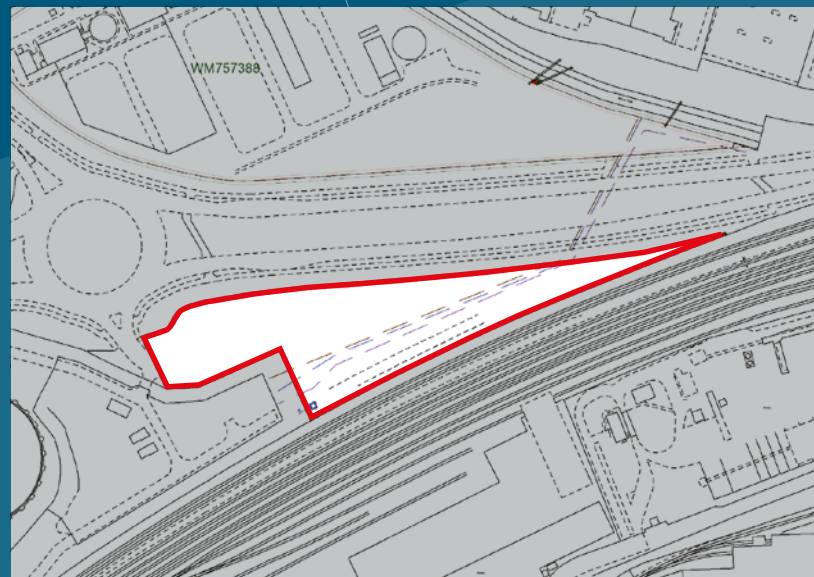
	Number of Spaces
Car display spaces	8
Car display spaces	24
Front display	57
Car parking spaces	152
Total	241

THE ACCOMMODATION IS
ARRANGED OVER GROUND
AND FIRST FLOOR LEVELS.
INTERNALLY, THE DEALERSHIP
PROVIDES A SHOWROOM
AREA WITH 5 DISPLAY SPACES
AND DOUBLE HEIGHT ATRIUM.



SITE AREA

The total site area extends to approximately 3.08 acres (1.25 hectares) and provides a low site density of 16%.



TENURE

Freehold.

Title number: WM713445

TENANCY

The property is let in its entirety on full repairing and insuring terms to Lookers Motor Group with a guarantee from Lookers Plc, for a term of 15 years from 28 February 2020 at an initial rent of £330,000 per annum, equating to £12.09 per sq ft. The rent is reviewed 5 yearly to open market value.

There is a tenant only break option in February 2030 providing a term certain of just under 8 years.

TENANT COVENANT

Lookers Motor Group Limited are a wholly owned subsidiary of Lookers plc.

Lookers plc, established in 1908, is one of the leading motor retail and aftersales service groups in the UK and Republic of Ireland, representing 31 manufacturer brands in over 160 dealerships. Lookers, the second largest dealership group by turnover, has the largest geographical spread of dealerships and choice of brands than any other automotive company in the UK.

The latest financial results for Lookers plc are set out below:

Year End	31/12/2020	31/12/2019	31/12/2018
Turnover (£000's)	3,699,900	4,787,200	4,879,500
Profit/(Loss) Before Tax (£000's)	2,000	(45,500)	53,100
Tangible Net Worth (£000's)	92,300	115,300	168,500

The latest financial results for Lookers Motor Group Limited are set out below:

Year End	31/12/2020	31/12/2019	31/12/2018
Turnover (£000's)	1,499,941	1,903,412	1,397,555
Profit/(Loss) Before Tax (£000's)	8,232	7,899	28,363
Tangible Net Worth (£000's)	(2,662)	(7,558)	21,873

Lookers plc have announced its preliminary results for the year ended 31 December 2021, a record year for Lookers with a turnover of £4,050.7m and profit before tax of £90.1m.

VAT

It is anticipated that the transaction will be treated as a Transfer of a Going Concern (TOGC).

EPC

The main property has an EPC rating of C61. EPC Certificates are available upon request.

ANTI-MONEY LAUNDERING POLICY

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details are available upon request.

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CONTACT

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RAPLEYS

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