

Shrewsbury, 12/13 Mardol Head, SY1 1HD

Prime Freehold Retail Investment

Brown & Francis and Caffè Nero



PRICE NOW
£1,000,000
TO SHOW 8%



Shrewsbury, 12/13 Mardol Head, SY1 1HD

Prime Freehold Retail Investment | **Brown & Francis and Caffè Nero**

INVESTMENT CONSIDERATIONS

- Shrewsbury is a busy and attractive Shropshire town
- Prime and prominent trading location
- Two shops both secured off recently rebased rents
- Offers in excess of £1,000,000
- Net initial yield of approximately 8% assuming normal purchaser's costs



SHREWSBURY

Shrewsbury is an attractive and historic county town, and the cultural and retail centre for Shropshire dominating a large area of mid-Wales.

The town is located 45 miles northwest of Birmingham, 41 miles south of Chester and 15 miles west of Telford.

The town benefits from excellent road communications, with the A5 Shrewsbury ring road connecting directly to the M54 and also the A49 eastern ring road extension to the north of the town. The M54 motorway links to Junctions 10 and 11 of the M6 motorway, providing access to Telford and Birmingham to the southeast. Shrewsbury railway station provides direct services to London (2 hours 30 minutes), Telford (20 minutes), Wolverhampton (40 minutes) and Birmingham New Street (55 minutes).

Shrewsbury's population is heavily weighted to the ACORN profile "Wealthy Achievers". The town has a large retail catchment of over 400,000 people within a 1 hour drive time and an estimated 2.6 million people visit the town annually. The urban population of Shrewsbury has seen rapid growth and now boasts in excess of 100,000 people.

In addition to the catchment the town benefits from a significant number of tourists. Shrewsbury Tourism Economic Impact Assessment estimate that 3.2 million people visit the town annually and estimated tourism expenditure is around £140 million.

RETAILING IN SHREWSBURY

Shrewsbury's prime retail pitch is pedestrianised Pride Hill and Mardol Head. This pitch is anchored by Marks and Spencer and H&M to the northeast, and runs to the south west where occupiers include French Connection, Milletts, Joules and Blacks.

Shrewsbury's town centre shopping is enhanced by the Darwin Shopping Centre anchored by Wilko and Primark as well as boasting major retailers New Look, JD Sports and River Island. The Pride Hill Centre is currently undergoing redevelopment and once completed will create a centre with shops, restaurants, bars and hotels with zero-carbon offices and 270 new homes.

This is part of Shropshire Council's plans to invest heavily in the town centre, future proofing the very heart of Shrewsbury as a retail centre. They have released a masterplan vision for Shrewsbury, which will see Pride Hill and Mardol Head continue as key shopping focal points for locals and tourists. Further details are available through: www.shrewsburybigtownplan.org

Shrewsbury, 12/13 Mardol Head, SY1 1HD

Prime Freehold Retail Investment | **Brown & Francis and Caffè Nero**



LOCATION

The property is situated in arguably the finest, most prominent retailing location in the town just off pedestrianised Pride Hill. This location naturally draws footfall along both shop frontages as well as enjoying pedestrian traffic approaching from High Street and along Roushill Bank.

The property sits adjacent to O2 and directly opposite French Connection and Joules. Other major retailers close by include Boots, Pret a Manger and Holland & Barrett as well as Millets, Lakeland, Rohan and Blacks.

DESCRIPTION

The property is a four storey Grade II Listed building of brick construction under a part pitched part flat roof.

The premises comprise two shops. 12 Mardol Head (Brown & Francis) is a ground floor lock up shop with voided basement and 13 Mardol Head (Caffè Nero) is a highly prominent, well configured corner unit with additional basement storage accommodation.

Part of the ground floor to the rear has an entrance onto Roushill Bank providing access to the upper floors which have been sold off for conversion to flats.

TENANCIES

12 Mardol Head (Brown & Francis of Shrewsbury)

The ground and basement are let to Peaberry Cafés Ltd on a 10 year effective full repairing and insuring lease from 30th April 2021 (approximately 8 years unexpired) at a current rent of £25,000 per annum. The lease has the benefit of an upward only rent review at the 5th year and a tenant's option to break at the same time.

13 Mardol Head (Caffè Nero)

The ground and basement are let to Nero Holdings Ltd on a 5 year effective full repairing and insuring lease from 22nd July 2022 (approximately 4.5 years unexpired) at a current rent of £60,000 per annum.

12/13 Mardol Head – Part ground, first, second and third floors

The rear ground floor and upper floors are let to BSD Property (Shrewsbury) Ltd on a 999 year lease from 28th July 2022 at a peppercorn.

Total property has a total current income of £85,000 per annum.

SERVICE CHARGE

The leases are subject to a service charge provision to cover the pro rata share of the repairing obligations. Further information is available on request.

TENURE

Freehold.

Shrewsbury, 12/13 Mardol Head, SY1 1HD

Prime Freehold Retail Investment | **Brown & Francis and Caffè Nero**

ACCOMMODATION

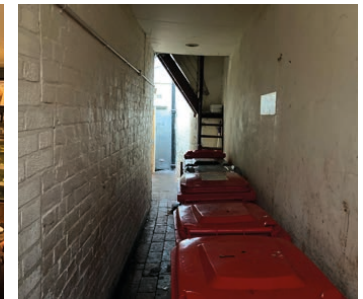
The shops have the following approximate dimensions and net internal areas:

12 Mardol Head (Brown & Francis of Shrewsbury)

Gross Frontage	18 ft 5 ins	5.61 m
Internal Width (max)	16 ft 1 in	4.90 m
Shop Depth	24 ft 10 ins	7.57 m
Ground Floor Sales	365 sq ft	33.91 sq m
ITZA	332	-
Ground Floor Ancillary	20	1.86 sq m
Basement (voided)	-	-
Total NIA	385 sq ft	35.77 sq m

13 Mardol Head (Caffè Nero)

Gross Frontage	23 ft 8 ins	7.21 m
Splay	6 ft	1.83 m
Return Frontage	14 ft	4.27 m
Shop Width (Max)	26 ft 1 in	7.95 m
Shop Depth	53 ft 10 ins	16.41 m
Ground Floor Sales	1,332 sq ft	123.74 sq m
ITZA	823	-
Ground Floor Storage	52 sq ft	4.83 sq m
Basement staff/storage	675 sq ft	62.71 sq m
Total NIA	2,059 sq ft	191.28 sq m



Shrewsbury, 12/13 Mardol Head, SY1 1HD

Prime Freehold Retail Investment | Brown & Francis and Caffè Nero



COVENANT INFORMATION

Brown & Francis of Shrewsbury are an exciting new upmarket artisan sandwich bar, coffee shop and patisserie who also offer party and business catering. Having established a successful trading presence in the town the company moved to this prime location to take the business forward. The company are now looking to roll out the concept and secure more stores.

Caffè Nero was founded in 1997 in South Kensington and is a brand of high quality Italian style coffee houses. The company joined the London Stock Exchange in 2001 and was then taken private in 2007. Today Caffè Nero is one of the UKs leading coffee shops operating out of 1000 units in 9 different countries and employing over 6000 staff.

Nero Holdings Ltd (Company No.03288178) reported the last three years trading figures:

	31/05/2022	31/05/2021	31/05/2020
Turnover	£253,823,000	£153,394,000	£239,694,000
Pre Tax Profit	£37,140,000	£44,917,000	(£23,089,000)
Shareholder Funds	£342,395,000	£307,464,000	£264,442,000

TOWN PLANNING

The property is Grade II Listed.

RENTAL VALUE

12 Mardol Head (Brown & Francis of Shrewsbury)
We devalue the current rent passing of £25,000 per annum to show a Zone A rate of approximately £75 psf applying £10 psf to the rear freezer/storage area and a nil rate to the voided basement.

13 Mardol Head (Caffè Nero)
We devalue the current rent passing of £60,000 per annum to show a Zone A rate of approximately £65 psf allowing 10% for the benefit of the splay/return frontage £10 psf to the rear staff/storage area and £2 to the basement.

VAT

We understand that the property has been elected for VAT.

Shrewsbury, 12/13 Mardol Head, SY1 1HD

Prime Freehold Retail Investment

Brown & Francis and Caffè Nero



EPC

12 Mardol Head (Brown & Francis of Shrewsbury) – 88D

13 Mardol Head (Caffè Nero) – 93D

Copies of the EPCs are available on the website.

PROPOSAL

We are instructed by our client to seek offers in excess of **£1,000,000 (one million pounds)** subject to contract and exclusive of VAT for the freehold interest in the property.

A purchase at this level would reflect an attractive net initial yield of approximately **8%** assuming normal purchasers' costs.

Please note that all prospective purchasers will need to be verified for anti-money laundering purposes prior to a sale contract being agreed.

CONTACT

To view copies of the leases, information on title, the EPCs and other information please visit HRH Retail's website and data room for this property

<http://www.hrhretail.com/property/shrewsbury>

To register interest and to carry out an internal inspection please contact:



Jeremy Lovell

jeremy@hrhretail.com

T 020 7908 7037

M 07949 619657

HRH Retail

6 Duke Street, Marylebone
London W1U 3EN

T: 020 7499 5399 | www.hrhretail.com



David Thompson

davidt@rhtretail.co.uk

T 0121 212 7803

M 07831 482522

Rowley Hughes Thompson LLP

Enterprise House, 115 Edmund Street
Birmingham B3 2HU

T: 0121 212 7800 | www.rhtretail.co.uk

DISCLAIMER NOTICE: Whilst every care is taken in the preparation of these particulars, Harmer Ray Hoffbrand LLP, Rowley Hughes Thompson LLP and any joint agents involved and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. February 2023.

