

TOWN CENTRE INVESTMENT OPPORTUNITY

BELLEVALE SHOPPING CENTRE

LIVERPOOL, L25 2RF





INVESTMENT CONSIDERATIONS

- Belle Vale is a residential suburb located 6.6 miles (11 km) from Liverpool city centre.
- The town has a primary catchment population of 74,399 and a shopper population of 18,884 people within a 10 minute drive time.
- A 257,165 sq ft covered shopping centre, providing the dominant retail destination for Belle Vale across 57 retail units, 3 leisure units and a drive-thru restaurant.
- The centre provides neighbourhood convenience retailing anchored on a Morrisons food store with key retailers including Wilko, B&M, Home Bargains, Boots and Iceland. A McDonalds drive-thru restaurant is prominently situated on Childwall Valley Road.
- The scheme benefits from both surface and roof top car parks providing over 1,000 spaces and offering free shopper parking.
- Held on two 999 year long leasehold interests (title numbers MS465692 and MS465693) from Liverpool City Council from May 2002 at a fixed ground rent of £165,000 per annum.
- A strong and diversified income profile with 78% of the income secured against national multiple tenants.
- The scheme benefits from a low vacancy rate of 10%, with positive tenant trading demonstrated by 12 lease renewals and regears completed in the last 12 months.
- Re-based rents of between £25 - 30 Zone A providing affordable all in unit costs for tenants.
- Average weighted unexpired lease term of 4.17 years to expiry and 3.37 years to breaks.
- The scheme generates consistently strong footfall of 3 million shoppers per annum.
- Gross passing rent of £1,977,116 per annum.
- Net passing rent of £1,394,549 per annum.
- Estimated rental value of £1,774,104 per annum.



We are instructed by our client to seek offers in excess of **£13,000,000 (Thirteen Million Pounds)**, subject to contract and exclusive of VAT. This reflects the following yield profile:

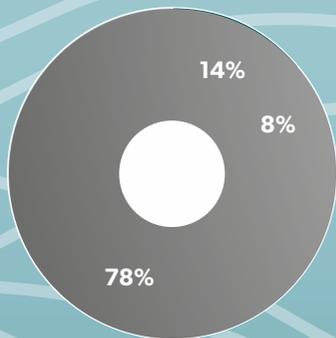
Net Initial Yield: 10.04%
Reversionary Yield: 11.22%
Capital Value per sq ft: £43.82

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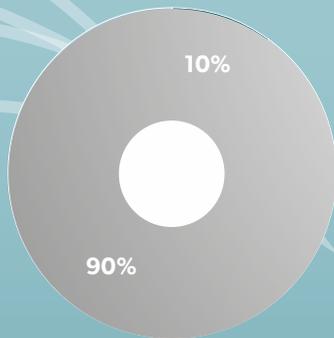


National Multiple Income



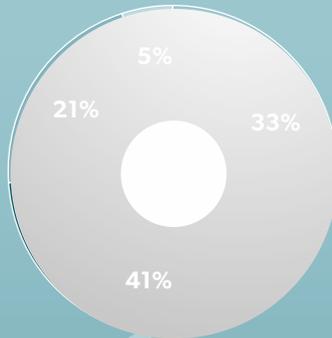
Local Regional National

Vacancy by ERV



Vacant Occupied

Gross Income to Expiry

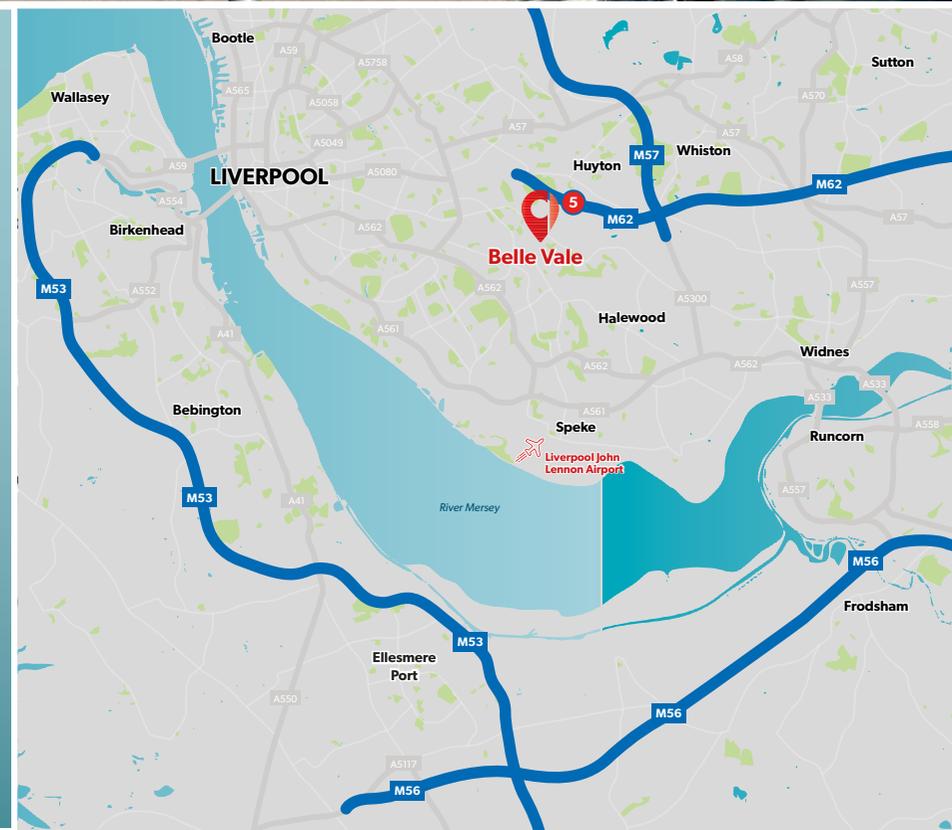


0-2 years 2.5 years 5-10 years 10+ years

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'Catchment population of 125,000 within a 10 minute drive & 429,600 within a 15 minute drive'



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FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole selling agent:

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