

FOR SALE

LEISURE / RETAIL INVESTMENT OPPORTUNITY

UNIT **3**ORWELL
RETAIL PARK

RANELEGH ROAD, IPSWICH, SUFFOLK , IP2 0AQ

ENTER



INVESTMENT SUMMARY	→	ACCOMMODATION	→
IPSWICH	→	TENANCIES	→
LOCATION	→	GALLERY	→
DESCRIPTION	→	FURTHER INFORMATION	→



INVESTMENT SUMMARY

- Freehold leisure/retail investment opportunity
- Situated within an established retail park strategically located within a short drive of the A14/A12
- Substantial, detached building of 2,699 sq m (29,052 sq ft) GIA
- Site area totalling 0.79 ha (1.97 acres)
- Let to Gala Bingo on a 30 year term from 29th September 1995 on Full Repairing and Insuring terms
- Reversionary lease granted extending the term by 5 years to 28th September 2030
- Total current passing rent £377,138 pax
- Opportunity for rental increase at September 2015 rent review
- Offers sought in the region of £5,500,000 reflecting an attractive net initial yield of 6.48% having allowed for purchasers costs of 5.8%

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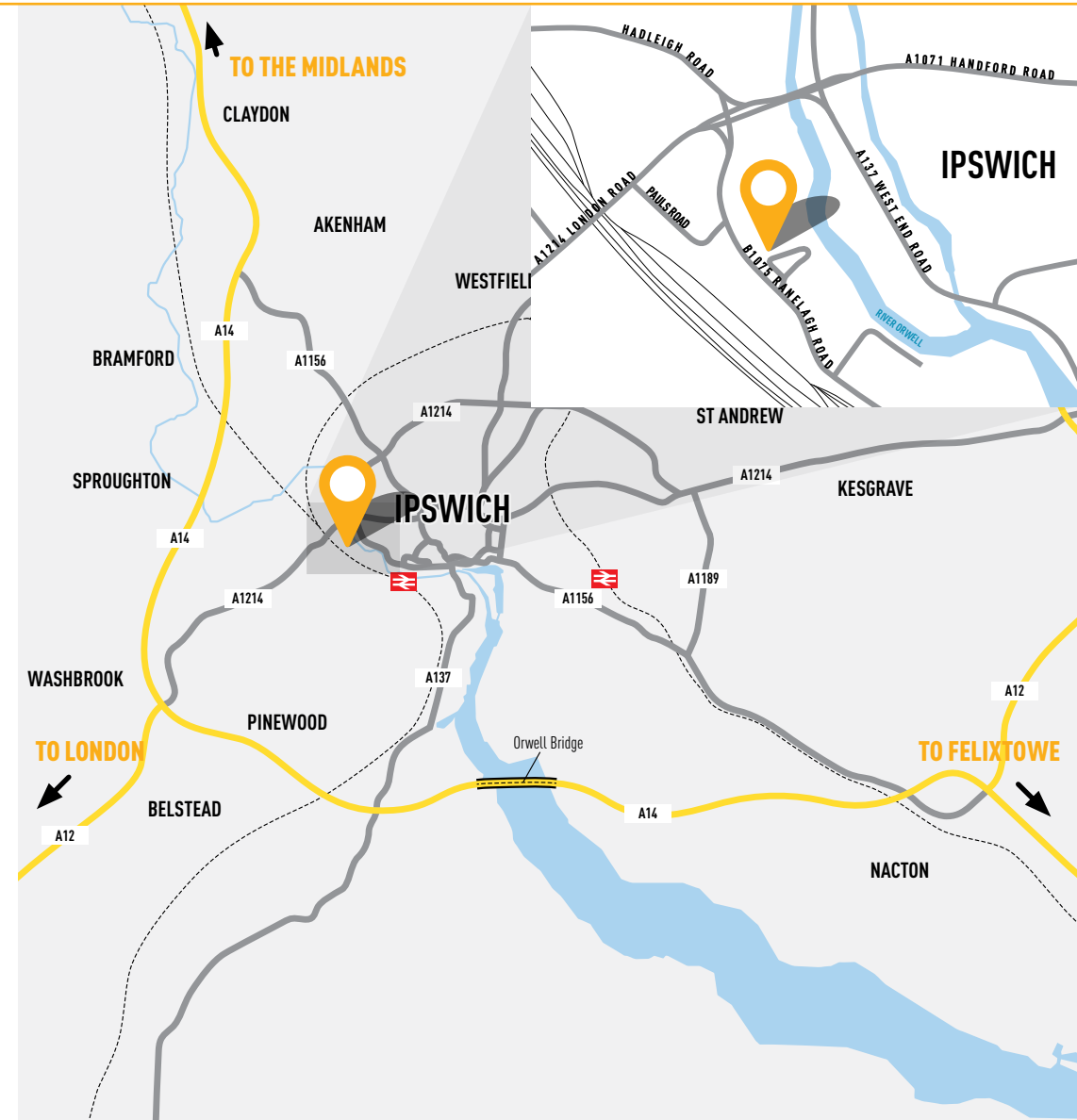
IPSWICH

Ipswich is the county town of Suffolk located on the River Orwell. The town has a population of approximately 133,000 and a catchment of about 333,000. The A12 and A14 provide excellent road communications with Felixstowe, 12 miles to the south east, London 77 miles to the south west, the Midlands and the national motorway network.

Ipswich train station provides a regular service to London (Liverpool Street) with a journey time of approximately 1 hour 10 minutes.

The town is experiencing on going investment, with the current redevelopment/rebranding of the two town centre shopping centres, a new retail scheme, Futura Retail Park being established to the south east and further, predominately residentially led development schemes located around the town's Waterfront area. The Ipswich Garden Suburb (Northern Fringe) area provides approximately 200 hectares of proposed housing land to the north of the town.

The business district is also seeing further improvements with three large office schemes planned for the 'Ipswich Village' area between the town centre and railway station.



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LOCATION

The property is located upon Orwell Retail Park on Ranelagh Road (B1075) to the west of the town centre. Ranelagh Road joins with London Road (A1214) leading to the A12/A14 Copdock intersection within approximately 2.7 miles. The town centre is within 1.2 miles to the east.

Neighbouring occupiers include Matalan, DW Sports and Fitness Club, Glasswells Retail, Pets at Home, Stellisons, Wickes, Orwell Motorcycles and McDonalds.

Suffolk Retail Park is close by, occupiers including Next, Halfords, Argos, The Range, Dunelm and Brantano Footwear. Sainsbury's and Lidl are both within 0.3 miles.



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DESCRIPTION

The property is occupied by Gala Bingo and trades as a bingo hall. The building is of steel portal frame construction with brick cladding to the elevations and profile sheet cladding to the pitched roof and entrance canopy. The premises are arranged to provide a reception foyer and adjoining amusement arcade area, large open plan bingo hall, associated restaurant, bar and kitchen area. Ancillary accommodation includes two sets of male and female WC facilities together with offices, staff room and changing areas. The specification includes suspended ceilings with recessed fluorescent lighting, air conditioning and full carpeting. A covered smoking area adjoins the main building.

The site has a wide frontage to Ranelagh Road and backs onto the River Orwell.

The surfaced car park provides parking for approximately 118 vehicles, 5 of which are reserved for use by nearby residents.

The property is shown edged red for identification purposes only on the [site plan](#).



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ACCOMMODATION

The gross internal floor areas of the main building and smoking shelter are 2,577.85 sq m (27,748 sq ft) and 121.14 sq m (1,304 sq ft) respectively.

The eaves height is approximately 5.6 metres.

The site has a total area of 0.799 hectares (1.97 acres).

PLANNING

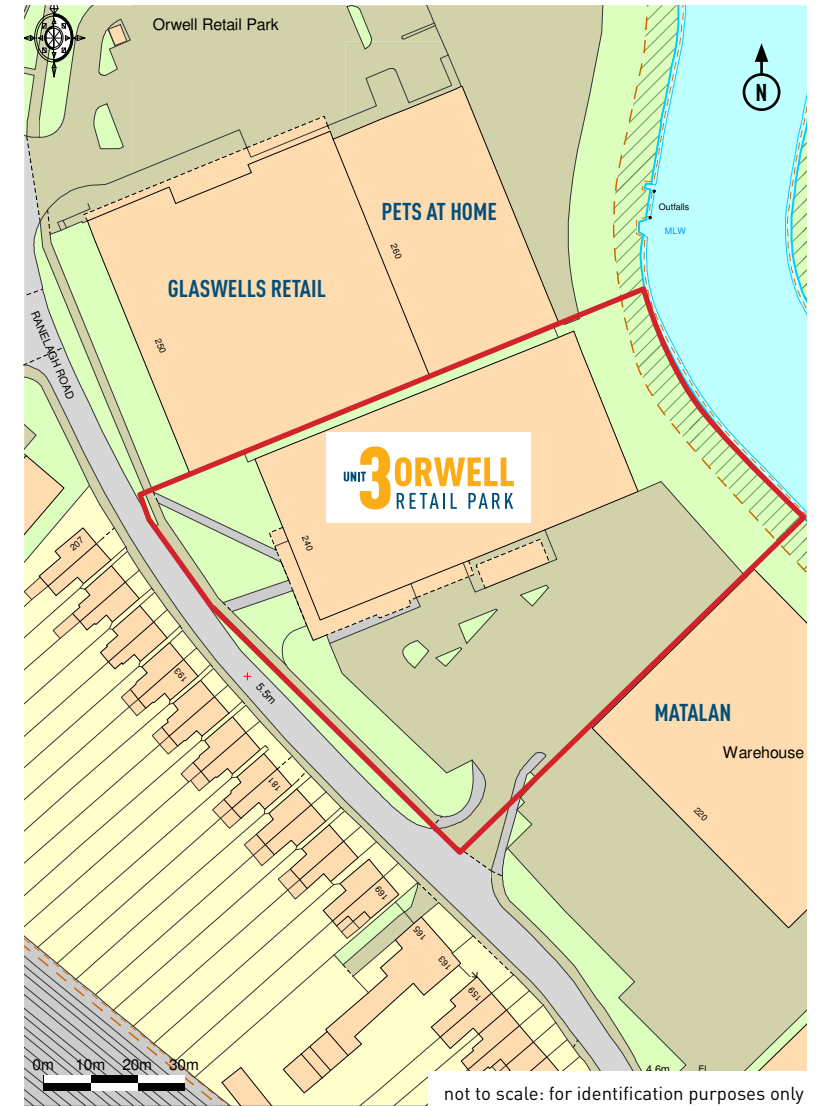
Planning consent for change of use from vacant warehouse to bingo club was granted in December 1995 (Reference I/94/0858/FP).

BUSINESS RATES

According to the VOA website the property has a Rateable Value of £219,000.

EPC

The property has an EPC (Energy Performance Certificate) rating of C(71).



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TENANCIES

The property is subject to a full repairing and insuring lease for a term of 30 years from 29th September 1995. The current passing rent is £362,138 per annum, subject to 5 yearly reviews. A reversionary lease was granted in 2012 extending the lease by 5 years to 28th September 2030.

A supplemental lease was also granted in 2012 in relation to the smoking shelter also for a term expiring on 28th September 2030 and upon similar terms to the principal lease. The current passing rent is £15,000 per annum.

The total annual rent for the entire property therefore currently equates to **£377,138, subject to review in September 2015 when it is anticipated that an uplift could be achieved.**

The car parking and landscaped areas are excluded from the demised premises and maintained by the landlord. The tenant is responsible for payment of a service charge in this regard.

Subsequent to the principal lease being granted, the freehold interest in the adjoining property, Unit 4 Orwell Retail Park occupied by Matalan, was sold and a mutual deed of grant entered into allowing shared use of the respective car parks.

COVENANT

The principal lease is currently vested in Gala Leisure (1998) Limited as tenant, the surety being Cannons Group Limited.

The smoking shelter lease and reversionary lease are held by Gala Leisure (1998) Limited, with Gala Leisure Limited as surety.

Gala Leisure (1998) Limited (Reg No. 1171695) has an Experian score of 74 (below average risk).

Gala Leisure Limited (Reg No. 794943) has an Experian score of 100 (very low risk). Turnover for the year ended 27th September 2014 was approximately £280,000,000 with a pre-tax profit of approximately £79,000,000.

Cannons Group Limited (Reg No. 384113) pre-tax profit for the year ended 31st December 2013 was approximately £82,000,000. It is a subsidiary of Nuffield Health (£654,400,000 turnover).



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TENURE

Freehold.

VAT

The property is VAT elected.

PROPOSAL

Offers are invited in the region of £5,500,000 (five million five hundred thousand pounds) for the freehold interest. A purchase at this level will reflect a yield of 6.48% after an allowance for purchaser's costs of 5.8%.

A sale of the property as a TOGC will be considered.

RECEIVERS PROVISIONS

The sale is on behalf of Joint LPA Receivers therefore no warranties, guarantees and CPSE's can be provided. The Receivers act as agents of the mortgagor and without personal liability.

FURTHER INFORMATION

For further information please contact the joint sole agents.

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