

19/20
UNION
STREET &
6/7
UNION
PASSAGE
BATH



PRIME FREEHOLD RETAIL INVESTMENT BLOCK FOR SALE

JACKSON
CRISS



INVESTMENT SUMMARY

- Bath is an internationally renowned historic city and is one of the UK's strongest retail centres
- Bath's tourist industry attracts over c 6 million visitors every year, significantly adding to the retail spend available (Visit Bath)
- Freehold prime retail investment block on Union Street, one of Bath's principal retail thoroughfares
- Rebased leases with start dates in 2023/2024
- The property comprises three retail units, two of which benefit from valuable dual frontages, to both Union Street and Union Passage
- The property is let on three separate tenancies to Dr Martens, Amorino and Timpson's, at a total current passing rent of £209,500 pa
- The Wault to expiry is c 8.5 years
- The ownership offers potential for residential conversion on the upper floors, subject to planning and vacant possession



PROPOSAL

We are instructed to seek offers in excess of **£2,900,000** (Two Million Nine Hundred Thousand Pounds) subject to contract and exclusive of VAT, which reflects an attractive net initial yield of 6.8% after allowing for standard purchaser's costs.



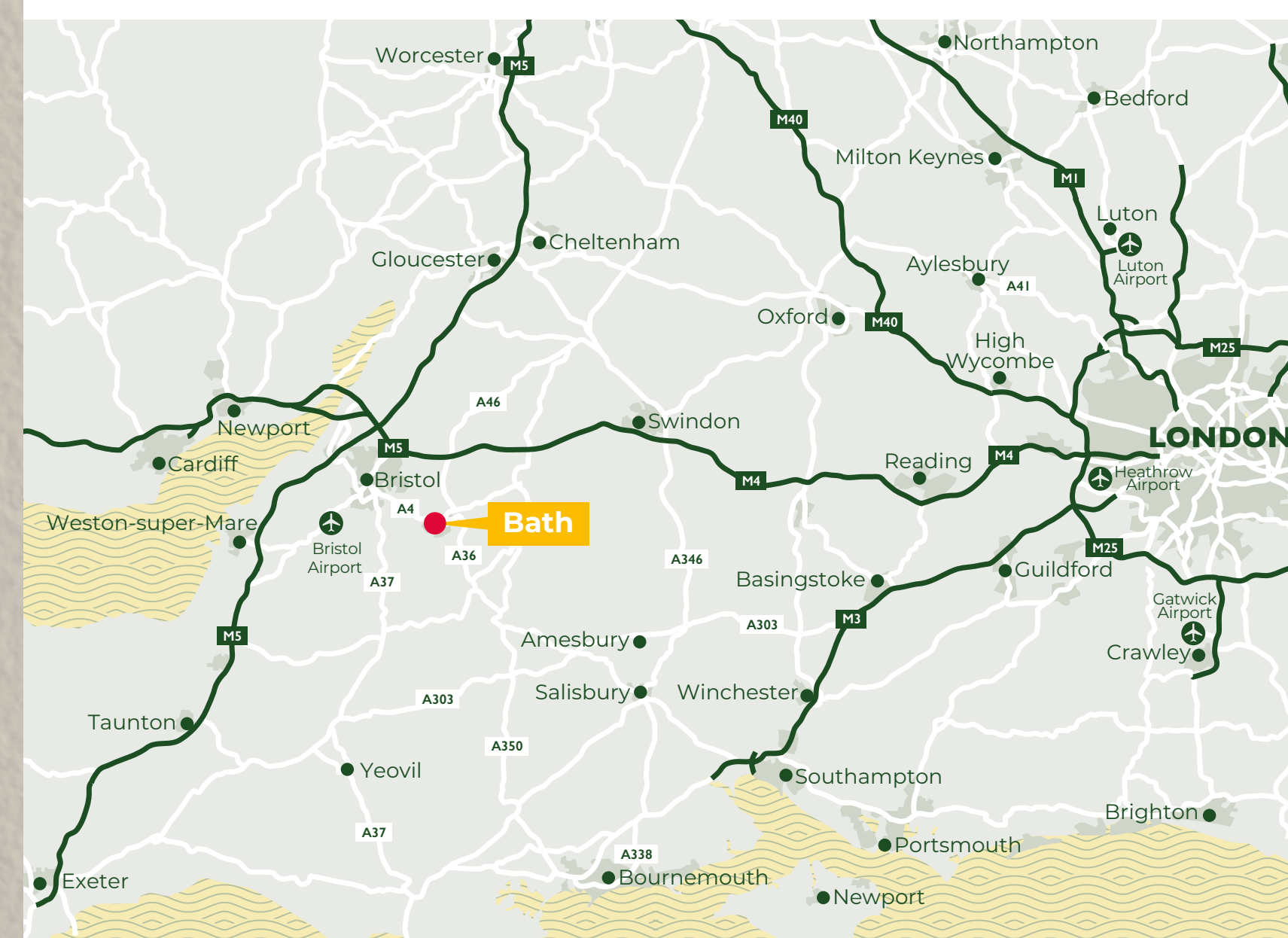
LOCATION



Bath is the largest city in the unitary authority of Bath and north east Somerset and is renowned as an attractive and historic destination in south west England.

The city centre is designated by UNESCO as a World Heritage Site and its Roman built baths and architecture act as a magnet for the c 6 million tourists the city welcomes each year.

Bath has two universities in the University of Bath and Bath Spa University with approximately 22,000 Students.



BY CAR

The city is situated 13 miles (21 km) east of Bristol and 116 miles (187 km) west of London.



BY TRAIN

Bath is a mainline railway station, Bath Spa, which provides direct rail services to London Paddington with a fastest journey time of 85 minutes and Bristol Temple Meads just 12 minutes.



BY AIR

Bristol Airport is located 20 miles south of the city centre and is the 8th busiest airport in the UK, with a range of domestic and international flights.





DEMOGRAPHICS

PMA (2024) estimates that the city currently has a consumer base of 622,000 people and Bath is projected to see significantly higher than average growth in population over the period 2023 - 2028.

Retail spending is boosted by the fact that the city is a major tourist and visitors centre. According to the local authority, approximately 6.2million people visited Bath in 2023, with total visitor spending in the local economy estimated at more than £400m.

The city's projected retail spending growth from 2023 - 2028 is expected to be almost twice the UK average. The catchment population is one of the more affluent of the PROMIS catchments, reflecting the demographic profile and spending habits of the catchment population, ranking 25 out of the 200 PROMIS centres.



Approx. **6.2 million** people visited Bath in 2023



Estimated total visitor spending at over **£400 million**



Bath's projected retail spending growth expected **2 x UK average**



RETAILING IN BATH



Bath is one of the UK's leading retail destinations and ranked third in the UK by PROMIS for the most retailer property requirements in the UK.

Bath is a major shopping destination in the south west, attracting shoppers from Bristol, Cardiff, Swindon, Cheltenham, Salisbury and in addition, the smaller market towns of Chippenham, Melksham and Trowbridge, all of which are within a one hour drive.

The city centre provides an estimated 1.43 million sq ft of retail floor space. The Aviva / British Land owned Southgate Shopping Centre provides c 428,000 sq ft of retail and

leisure space, anchoring the southern end of the retail pitch and is home to a mixture of premium and more traditional High Street occupiers. The scheme is let to tenants including Zara, Apple, Boots and Urban Outfitters and is anchored by a 724 multi-storey car park and bus station. M&S have recently announced they will be moving into the former 122,000 sq ft Debenhams store and will be investing c £17m in the store.

The prime retail thoroughfare in Bath runs along a linear central retail area. The principal shopping streets of Milson Street, Union Street, Stall Street and Southgate form a North - South axis. The main anchor retailers in the city include M&S, Primark, Waitrose, H&M and TK Maxx. These stores along with many independent boutiques and restaurants make Bath a significant retail hub in the region.

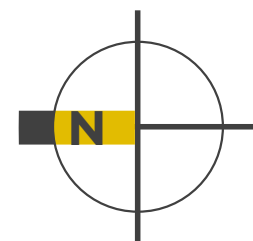
MAIN ANCHOR RETAILERS IN THE CITY INCLUDE:







SITUATION



For identification purposes only.

19/20 Union Street & 6/7 Union Passage BATH





DESCRIPTION

19 & 20 Union Street comprises well configured retail units arranged over basement, ground and three upper floors. The units are double fronted, with primary frontages to the eastern side of Union Street and a valuable second frontage to the parallel Union Passage.



6/7 Union Passage comprises a single corner retail unit at the busy junction of Union Passage and the Corridor, and is also arranged over five levels. The unit has a return frontage to Northumberland Place and is arranged to provide sales accommodation on the ground floor only.

The floor areas are set out in the tenancy and accommodation attached and total approximately 9,435 sq ft (877 sq m).

The properties are Grade II listed and lie within the Bath Conservation Area.



TENURE

The property is held freehold.



TENANCIES

The property is let to 3 tenants on Full Repairing and Insuring leases, producing a current rent of £209,500 pa, more particularly detailed below. The leases on 19 and 20 Union Street are subject to a photographic schedule of condition.

UNIT	TENANT	ACCOMODATION SCHEDULE (SQ FT)	TOTAL (SQ FT)	TOTAL (SQ M)	LEASE START	LEASE EXPIRY	NEXT TOB	RENT REVIEW	PASSING RENT £PA	ERV	EXPERIAN SCORE	EPC	ASSUMPTIONS / COMMENTS
19 Union Street	SA Gelato Limited t/a Amorino (10063727)	Ground Floor Sales 1,086 Ground ITZA 690 Basment Ancillary 746 First Floor Ancillary 969 Second Floor Ancillary 269 Third Floor 528	3,598	314	24/06/2024	23/06/2034	24/06/2029	-	£93,000	£93,000 (£124 ZA)	83/100	B (50)	The tenant received 12 months rent free taken as 6 months rent free, followed by 12 months at half rent. Subject to a photographic schedule of condition. Lease is guaranteed by Shorja Limited (co no 05276297).
20 Union Street	Airwair International Limited t/a Dr Martens (3009359)	Ground Floor Sales 981 Ground ITZA 634 Basment* 1,135 First Floor Sales /Ancillary 844 Second Floor Ancillary 105 Third Floor Ancillary ** 1,254	4,319	401	16/04/2023	15/04/2033	16/04/2028	16/04/2028	£95,000	£95,000 (£130 ZA)	96/100	D (81)	6 months rent penalty on the tenant break. The lease is subject to a photographic schedule of condition. * 567 sq ft is rough space and has not been included in our estimate of rental value. ** 647 sq ft is rough space.
7 Union Passage	Timpsons Limited (00675216)	Ground Floor Sales 302 Ground ITZA 297 Basment 430 First Floor Ancillary 266 Second Floor 280 Third Floor 240	1,518	141	06/01/2023	05/01/2028	06/01/2026	-	£21,500	£21,500 (£67 ZA)	84/100	D (89)	Lease inside Act.
TOTALS			9,435	877					£209,500	£209,500			

The current Wault to expiry is 8.5 years, with 3.8 years to break.



COVENANT INFORMATION



SA Gelato Limited T/A Amorino

(Guarantee from SHORJA Limited)

Amorino is a French multinational chain of gelato boutiques founded in 2002 in Paris. The company have over 200 stores worldwide across 16 countries and c 25 in the UK. In 2006 the company launched the franchise network.

	31/12/2022	31/12/2021	31/12/2020	EXPERIAN SCORE
Turnover	-	-	-	83/100
Pre Tax Profit	-	-	-	
Net Worth	£2,569,158	£2,223,625	£1,444,371	

There is information on the guarantor set out above.

Airwair International Limited T/A Dr Martens

Dr Martens is a footwear and clothing brand. The company is listed on the London Stock Exchange and is a constituent of the FTSE 250 index.

	31/03/2024	02/04/2023	27/03/2022	EXPERIAN SCORE
Turnover	£414,600,000	£542,100,000	£552,000,000	96/100
Pre Tax Profit	£88,300,000	£181,900,000	£217,600,000	
Net Worth	£257,800,000	£424,600,000	£333,400,000	

Timpson Limited

Timpson is the UK leading retail service provider employing over 5,600 staff with 2000 owned stores and 119 “Snappy Snap” franchises throughout the UK. The company was established in 1865 and is a family owned business.

	30/09/2023	01/10/2022	25/09/2021	EXPERIAN SCORE
Turnover	£136,880,000	£182,927,000	£195,203,000	84/100
Pre Tax Profit	£24,310,000	£24,723,000	£13,689,000	
Net Worth	£107,076,000	£118,642,000	£56,332,000	



FURTHER INFORMATION

RENTAL VALUE

It is our opinion that the property is rack rented as of today's date, but provides excellent prospects for rental growth.

18 Union Street (I Crack) was an open market letting in January 2022 at a rent of £55,000 pa, which reflects a net Zone A of £144 psf.

EPC

The EPC Ratings are set out on the accommodation and tenancy schedule attached.

VAT

The property is elected for VAT and therefore it is expected that the investment will be treated as Transfer of a Going Concern (TOGC).



PROPOSAL

We are instructed to seek offers in excess of **£2,900,000** (Two Million Nine Hundred Thousand Pounds) subject to contract and exclusive of VAT, which reflects an attractive net initial yield of 6.8% after allowing for standard purchaser's costs. The sale price reflects a low capital value of £307 sq ft.



CONTACT

For further information
or to arrange a viewing
please contact:

Philip Hay - BSc (Hons) MRICS
Tel: 07770 580 590
Email: phay@jacksoncriss.co.uk

Rhodri Jones - BSc (Hons) MSc
Tel: 07570 684 444
Email: rjones@jacksoncriss.co.uk

JACKSON
CRISS

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

MESSRS. Jackson Criss for themselves and for the vendors or lessors of this property whose agents they are to give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Jackson Criss has any authority to make or give any representation or warranty whatever in relation to this property. **104937. October 2024. Designed by WeAreTCC.co.uk**