

Prime Open A1 Retail Park Investment

St James Retail Park

Norton • Sheffield • S8 8BR



INVESTMENT SUMMARY

- The retail park will be located in the suburb of Norton, approximately 4.5 miles south of Sheffield city centre and 7.5 miles north of Chesterfield town centre.
- The city of Sheffield benefits from a catchment population of approximately of 646,000.
- A new build retail park extending to 98,705 sq ft.
- Strong covenants of M&S, Aldi, Next and TK Maxx.
- Total rental income of £2,026,900 pax.
- WAULT to lease expiry of 13.60 years and 11.32 years to the breaks.
- 100% pre-let with 92% of the park secured against '5A1' covenants.
- We are instructed to seek a total funding commitment of **£34,520,000** to reflect an overall funding yield of **5.50%** assuming usual purchasers costs of **6.77%**.

PROPERTY CONSULTANTS



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SJS S'JAMES SECURITIES