



For sale • Courtyard retail and office investment in the centre of the market town of Devizes, Wiltshire

DESCRIPTION

The property comprises 9 small retail units including a café and bakery, a basement restaurant and two first floor office suites. The development incorporates Listed Grade II buildings on the site of the former Old Swan Public House and many existing architectural features have been preserved to create an attractive specialist shopping environment with character.

The property was redeveloped some 27 years ago by the vendors, being designed and constructed in a sympathetic style to the rest of the area and listed buildings.



LOCATION

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Old Swan Yard is a courtyard retail and office development situated in the centre of the market town of Devizes which is approximately 19 miles south west of Swindon, 17 miles east of Bath, and 22 miles north of Salisbury.

The town has a current population in excess of 18,000 (2011 Census), with the community area catchment in excess of 30,000. The town forms a junction of the A360, A361 and A432 main roads. Junction 16 of the M4 being approximately 20 miles to the north east. The Wiltshire towns of Melksham, Trowbridge, Chippenham, Calne and Marlborough are all nearby.

Devizes is a typical country market town with the town centre consisting of a mix of national, regional and boutique retailers. The scheme itself is located near The Brittox and access to the scheme is via The Brittox, the High Street, and the main town centre car park.



ACCOMMODATION



The properties in Old Swan Yard provide the following approximate areas:

Unit.	NIA m ²	NIA ft ²	Total Area Zone A m ²	Total Area Zone A ft ²
Unit 1	146.22	1,574	61.78	665
Unit 2	40.04	431	24.08	267
Unit 3	108.23	1165	60.39	650
Unit 4	116.64	1256	70.52	759
Unit 5	62.06	668	42.55	458
Unit 6	89.46	963	57.69	621
Unit 7	136.57	1470	76.92	828
Unit 8	93.27	1004	43.20	465
Unit 9	121.79	1311	69.21	745
Office 1	89.48	1060		
Office 2	90.35	972		

The property is fully let as detailed on the Tenancy page.



TENANCY SCHEDULE

Unit	Tenant	Term	Passing rent	Rent Review or expiry	Comments	Use	L&T Exc.
1	Emma Savage t/a Savage Beauty	10 yrs from 22.09.2011	£20,000	Exp- 21.09.2021	Concessionary rent by side letter. Rent stated in lease is £22,500	Beautician and cosmetic retailer	Yes
2	Tundra Jewellers Ltd	10 yrs from 16.07.2014	£10,000	RR – 16.07.2019- agreed annual uplift of £250 for remaining 5 years. Exp - 15.07.2024	Tenant break 16.07.2019, subject to 6 months notice. Notice has not been exercised	Sale and repair of bespoke jewellery	Yes
3	The Dorothy House Foundation	10 yrs from 1.04.2018	£20,000	RR 01.04.2023 Exp 31.03.2028	Tenants break 31.03.2021 31.03.2024 31.03.2027 all subject to 6 months notice	Up market charity shop	No
4	Giovanni Campenella t/a Dolci Pani	10 yrs from 1.01.2017	£26,150	Exp 31.12.23	Built in annual rental increase of £650 per annum until lease expiry	Delicatessen, coffee shop and licenced premises	Yes
5	Luna Too Ltd	10 yrs from 1.03.2017	Stepped rental 1.03.17- £12,500	1.09.19 to 29.02.22 £13,000 1.03.22 to 31.08.24 £14,000 1.09.24 to 29.02.27 £15,000 Exp 29.02.27	No reviews, stepped rental throughout the term. Tenants break 31.08.19 not exercised. 29.02.22 on 6 months notice	Ladies fashion	No
6	Massimo's Ristorante Italiano Ltd	10 yrs from 01.04.2016	£13,100 from 1.04.19	Annual increase by £200 thought out the term Exp 26.04.26	Tenants break 31.03.2021 , 6 months notice Lease assigned in April 2018 and Guarantors Massimiliano Pipitone and Senay Pipiton	Basement restaurant / wine bar	No
7	Urban Rustics Ltd	12 yrs from 1.07.2011	1.07.17- £25,000 1.07.18- £25,500	RR – 1.07.19 Exp – 30.06.23	RR yet to be implemented Guarantors Philip Filby and Catherine Filby	Soft Furnishings	No
8	Guy Perkins t/a Bluestone Gallery	10 yrs from 01.04.16	£15,000	Rent increases on 01.01.2021 to £17,500 Exp – 31.12.2025	Tenant Break 31.12.2020 on 6 months notice	Gallery selling art and jewellery	No
9	Sue Ryder	10 yrs from 22.07.2011	£23,000	Exp 21.07.2021	Tenant break 21.07.2016 not exercised.	Charity shop	No
Office suite 1 D1 clinic use	Karen Elliot t/a Miles & Green	10 yrs from 1.07.16	£8,000 Increasing to £9,000 on 01.07.19	Rent to increase by £250 pa on 01.07.20 and annually thereafter Exp 30.06.2026	Built in Annual increase in rent of £250 pa from 1.07.2020.Tenant break 30.06.21 on 6 months notice	Physio, health and fitness studio	No
Office suite 2	Mark Lovell	10 yrs from 1.04.2018	£10,000	Exp 31.03.2028	Tenants Rolling break on 6 months notice.	Structural Engineers	No
30 The Brittox GF/FF retail SF residential	Conn Securities Ltd	999 yrs from 12.08.2003	Peppercorn	Exp 11.08.3002	Long leaseholders contribute to service charge	Let to The Works	

TENANT INFORMATION

HISTORY

The property was purchased in 1990, developed by Trimac Properties Limited and won a Town Planning Award in 1992. It was transferred to Aistone Properties Limited, part of the Trimac Group, about five years later. It has had a very successful letting record and a number of the tenants have been there for many years albeit now with renewed Leases. There has been an excellent relationship between the Landlord and Tenants and the scheme has benefitted from hands on management by the Landlord. Having eleven tenants in Old Swan Yard has meant the risk of voids has been minimal and history shows that any new lettings have been effected reasonably quickly.

COVENANT

Covenant information is available on the following tenants:

Tundra Jewellers Limited – limited financial information available but Creditsafe rating is 45, moderate risk.

The Dorothy House Foundation Limited – reported a turnover of £13,425,125 and pre-tax profit of £15,855,143 as at the end of March 2018. Creditsafe rating is 81, very low risk.

Luna Too Limited – reported a net worth of £26,511 to year ending February 2018. Creditsafe rating is 45, moderate risk.

Massimo's Ristorante Italiano Limited – a newly registered company and personal guarantees have been obtained.

Urban Rustics Limited – have a credit rating of 66, low risk.

Sue Ryder – a registered charity who reported a turnover of £101,671,000 as at the end of March 2018 and pre-tax profit of -£2,528,000. Creditsafe rating is 87, very low risk.



FURTHER INFORMATION & CONTACTS

INVESTMENT CONSIDERATIONS

We would highlight the following key investment considerations:

- Established and attractive courtyard retail development in a central area of a busy market town.
- Part Grade II Listed (4-6 High Street).
- Fully occupied, with long standing tenants.
- Good tenant mix including national, regional and niche local retailers.
- Approx. 23% the current passing rent secured from 2 national charities with excellent covenants.
- 7 units with stepped or annual fixed rental uplifts. By end of 2019 rental income £185,000.
- A range of unexpired terms from 2 to 9 years, average unexpired term of approximately 6 years.
- Well managed scheme with 100% service charge cost recovery.
- As the property is listed, no empty rates liability in the event of any voids.

TENURE

Freehold.

PROPOSAL

We are instructed to seek offers in the region of £2,185,000, which shows a net initial yield of 8% after allowing for purchaser costs of 5.75%.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.



For further information or viewings please contact the sole agent:

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