

B&M _ HYNDBURN ROAD _ ACCRINGTON

LANCASHIRE _ BB5 4AH

b&m

Freehold Retail Warehouse Investment Opportunity.
Let to a £4.93 Billion covenant.

INVESTMENT SUMMARY

Freehold entirely let on a FR&I lease to B&M Retail Limited a £4.93 Billion covenant.

- The property is let until 23 June 2032 (7.5 years term certain).

- The tenant signed a lease extension in October 2023.

- Rent passing £299,374 per annum, reflecting a low rent of (£9.52 psf).

- Open market rent review (maximum increase of 12%) due 2027.

- Located in Accrington and next to a large ASDA which is the only large foodstore in town.

- 31,430 sq. ft with 160 car parking spaces on a 3.6 acre site.

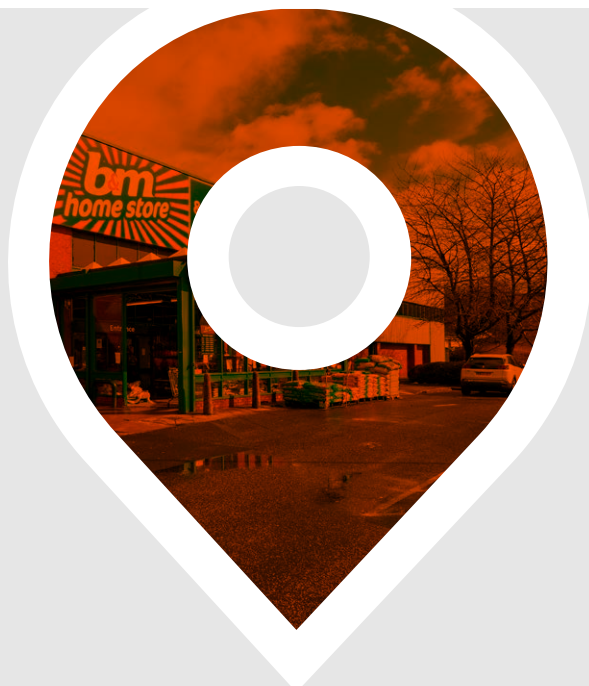
- Excellent trading B&M Home Store with Garden Centre.



Offers in excess of **£4,200,000 (Four Million Two Hundred Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level reflects an attractive **Net Initial Yield of 6.70%** after full purchaser's costs.







LOCATION

Click [here](#) for Google Map link.

/// [What3words giving.priced.rotate](#)

Accrington lies in East Lancashire, some 6 miles east of Blackburn and 19 miles east of Preston. The town has an urban population of 72,000 and within 10km of the centre are 320,000 people.

The property is located in between the towns only large food store (ASDA) and an Aldi. It is prominently situated fronting Hyndburn Road, close to the Viaduct Roundabout junction on the edge of Accrington town centre. Hyndburn Road is the main arterial road linking Accrington town centre to Junction 7 of the M65 motorway. Other nearby occupiers include ASDA, McDonalds, Aldi, VUE, Jewsons, Howdens and National Tyres and Autocare.



DESCRIPTION



Originally constructed as a Homebase store in 1989, the property comprises a purpose built, modern, single storey, non-food, retail warehouse, constructed on a steel portal frame with brick and insulated profile steel cladding to both walls and roof, including double skin translucent roof panels.

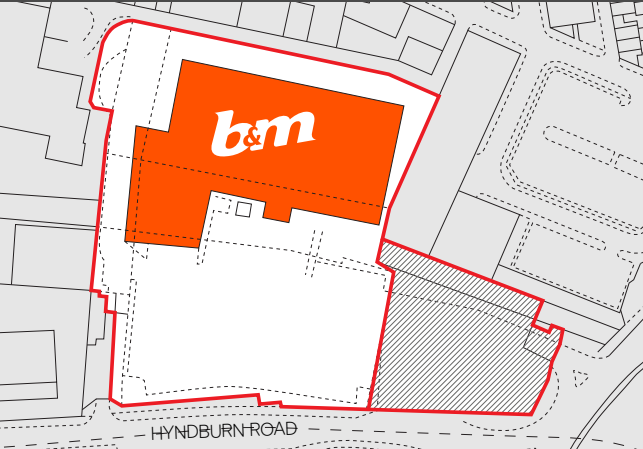
To the side of the property is a large garden centre area and tarmac surfaced car parking for 160 vehicles (1:196 car parking spaces).



ACCOMMODATION

The property extends 31,430 sq. ft and the garden area 6,900 sq.ft. There is a demised surface car parking providing 160 car parking spaces at a ratio of 1:196 sq.ft.

The freehold demise comprises a site area of 3.6 acres.



Freehold: red line
Hatched: sold off on a long leasehold

PLANNING

Class E.

TENANCY

The property is let on a FR&I lease to B&M Retail Ltd until 23 June 2032 at a current rent passing of £299,374 per annum, reflecting a low rent of (£9.52 psf). The next rent review is in 2027 to open market value (maximum increase of 12%)

TENURE

The property is held Freehold.



FREEHOLD RETAIL WAREHOUSE INVESTMENT OPPORTUNITY



COVENANT INFORMATION

B&M Retail Limited

From its first store in Blackpool, Lancashire, B&M has grown to over 700+ stores and employs over 35,000+ staff. B&M attract over 4 million customers through their doors a week. B&M has stores throughout England, Scotland, Wales, Northern Ireland and France.

They are listed on the FTSE 100 and have a market cap of £4.93 Billion.

Summarised accounts are provided below:

	March 2022	March 2021	March 2020
Turnover	£3,914,000,000	£4,085,0240	£3,148,497,000
Profit before tax	£514,000,000	£531,888,000	£262,360,000
Net worth	£617,000,000	£593,925,000	£806,847,000

EPC

EPC Rating - B

ANTI-MONEY LAUNDERING

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

CAPITAL ALLOWANCES

It is the Vendor's intention to retain Capital Allowances.

VAT

The property is elected for VAT although it is anticipated that the sale will be structured as a Transfer of a Going Concern (TOGC).

PROPOSAL

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FURTHER INFORMATION

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