

FOR SALE PRIME RETAIL WAREHOUSE INVESTMENT

CBRE | NI

PART OF THE CBRE AFFILIATE NETWORK

savills



SHANE RETAIL PARK, BOUCHER ROAD, BELFAST, BT12 6HR
THE LEADING BULKY GOODS RETAIL PARK IN NORTHERN IRELAND



INVESTMENT SUMMARY

- Belfast is situated approximately 103 miles (165 km) north of Dublin and 75 miles (120 km) south east of Derry-Londonderry. Belfast has an excellent communication network. The M2 motorway provides access to the north towards Antrim and Derry and the M1 motorway provides access to the south and west of the Province towards Lisburn and Dublin.
- Shane Retail Park is located at the southern entrance of the Boucher Road – Northern Ireland’s premier retail warehouse destination.
- 170,484 sq.ft of retail warehouse consent with an additional 63,099 sq.ft mezzanine accommodation.
- Total site measures approx. 13.00 acres (5.26 hectares).
- 100% occupied with an excellent letting history.
- WAULT to break of 7.04 years and 8.18 years to expiry.
- Tenants include Homebase, EZ Living, Smyths Toys, Dunelm, Oak Furniture Land and Costa Coffee.
- 679 free car parking spaces available.
- Asset management opportunities include planning for a number of additional units ranging from c.1,500 sq.ft to c.10,000 sq.ft.
- Gross income of £2,501,503 per annum and a net income of £2,418,503 per annum.
- Part Freehold and Long Leasehold title.
- We are instructed to seek offers in excess of **£19,700,000 (Nineteen Million and Seven Hundred Thousand Pounds Sterling)** for our client’s part freehold and long leasehold interest excluding VAT.
- **A purchase at this level would reflect an attractive net initial yield of 11.50%** assuming purchasers cost of 6.75% and a **capital value of £116 per sq.ft.**

LOCATION

Belfast is the capital of Northern Ireland and is the second largest city on the island of Ireland outside of Dublin. The city has a population of 739,000 within its primary catchment area.

The scheme is located c. 2 miles west of Belfast city centre adjacent to Northern Ireland's main motorway, the M1 which provides strong links to the rest of the Province. Shane Retail Park can be accessed off Junction 2 M1 and Stockman's Lane onto Boucher Road, and given its unique location, Shane Retail Park is the gateway to the main retail warehousing destination in NI, Boucher Road.

Boucher Road is a thriving business and retail catchment area that is home to many of the leading fashion retailers, retail warehousing tenants and car dealerships.

Approximately 61,500 vehicles daily pass Junction 2 of the M1 from which Shane Retail Park can be accessed.



Shane Retail Park is located opposite Europe's Largest Multi-Franchise Car Dealership.

PROPERTY DESCRIPTION

Shane Retail Park, constructed in 2003, is located at the southern entrance of the Boucher Road - Northern Ireland's premier retail warehouse destination.

Anchored by a 50,000 sq.ft Homebase, the scheme consists of a further 7 units - Oak Furniture Land, Smyths Toys, Dunelm Mill, EZ Living, Costa Coffee, Carpetright and Dreams - and 2 trade counter units, totalling 170,484 sq.ft.

Access and egress is easily facilitated in all directions via the Boucher Road. The location is only a few minutes from Stockmans Lane roundabout, which leads directly onto the M1 motorway. The car park provides 679 free spaces.



RETAILING IN BOUCHER

The Boucher area is the premier destination for retail warehousing in Belfast.

The area also has a number of other business's that include car showrooms, The National Football Stadium and various industrial storage and distribution warehousing units.

Car showrooms in the vicinity include Aston Martin, Bentley, BMW, Ferrari, Honda, Tesla, Jaguar, Land Rover, Mercedes, Volvo, MINI & Maserati.



CGI of Proposed Unit



Rear Trade Counter Unit

In addition to Shane Retail Park the Boucher Road is serviced by the following retail schemes:-

SCHEME	APPROX SQ.FT	TENANT LINE UP
Boucher Retail Park	175,000	Boots, Matalan, New Look, Next, B&M Bargains, Poundworld, River Island, Sports Direct & TK Maxx
Balmoral Plaza	134,000	Marks & Spencer Simply Food, Lakeland, Home Bargains & Harvey Norman
Former B&Q	150,000	The Range
Lesley Retail Park	30,000	Halfords & Pure Gym



Unit 5 - Carpetright



Unit 12 - Costa Coffee

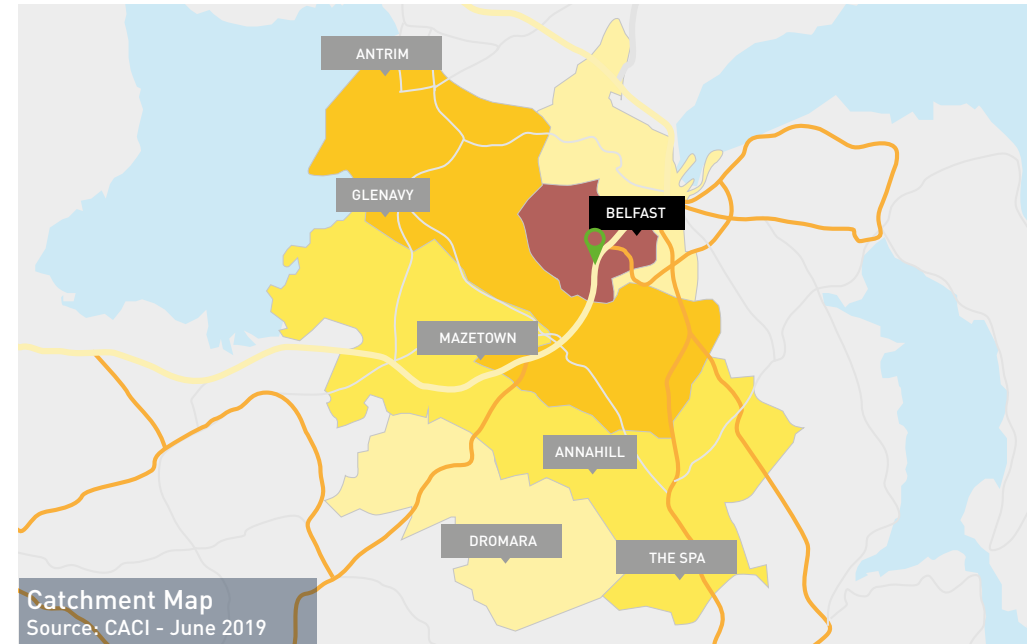
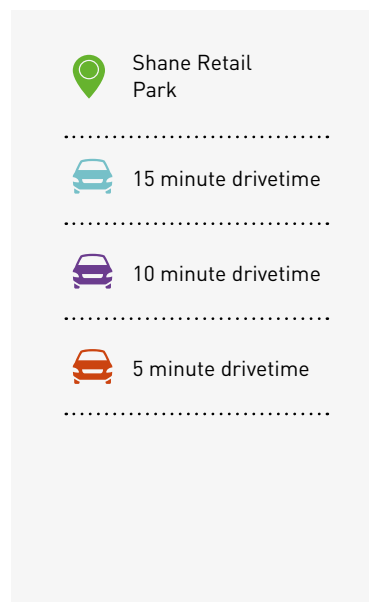
DEMOGRAPHICS



Shane Retail Park is the leading bulky goods retail park location in Belfast.

The 5, 10 and 15 minute drivetime encompass the entire City.

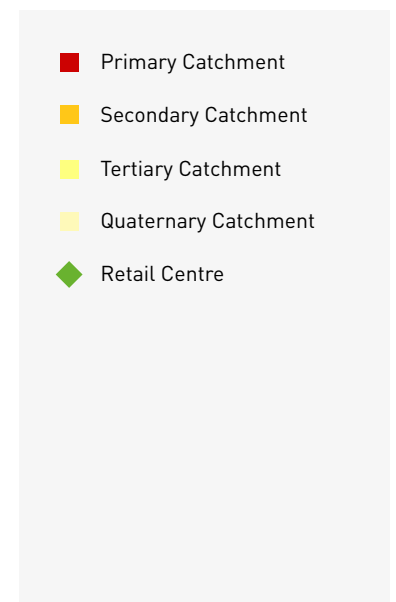
	TOTAL HOUSEHOLDS	TOTAL POPULATION
5 minutes	12,079	29,206
10 minutes	68,071	165,382
15 minutes	158,643	374,588



The schemes catchment demographic is evenly spread between most of the (Acorn Social Group Profiles) including those in **Comfortable Communities (23.6%)** and those who are **Affluent Achievers (22.1%)**.

The retail provision is positioned toward the Mass and Value markets (53% and 47%) of retailers respectively, making it well placed to serve the local demographic. (Source: CACI - June 2019)

CACI Catchment Statistics and Retail Footprint Reports are available within the Purchasers' Pack.



TENANCY SCHEDULE

UNIT	TENANT	TERM (YRS)	LEASE START	LEASE EXPIRY	BREAK DATE	NEXT REVIEW	CURRENT RENT	AREA (SQ.FT)	MEZZ (SQ.FT)	TOTAL AREA (SQ.FT)	RENT (PER SQ.FT)	RATES PAYABLE 2019/20	SERVICE CHARGE & INSURANCE YE20	COMMENTS
UNIT 1	Hampden Group Ltd t/a Homebase	25	22/09/03	21/09/28	-	22/09/23	£700,000	50,000	21,787	71,787	£14.00	£373,487	£64,275	
UNIT 2A/B	In legals with Hometime Group Ltd t/a Dreams	10	15/06/21 (targeting)	14/06/31	-	14/06/26	£260,015	15,295	11,785	27,080	£17.00	£135,079	£19,660	Legals progressing on a new 10 year lease with 12 months rent free.
UNIT 3/4	EZ Living Furniture & Interiors Ltd t/a EZ Living	10	02/11/20	01/11/30	-	02/11/25	£418,285	24,605	-	24,065	£17.00	£65,387	£31,629	Guaranteed by Right Price Carpets and Furniture Centre (Cork) Ltd for 5 years. Rent Commencement Date November 2021. 12 months rent free.
UNIT 5	Carpetright Plc	25	10/11/03	09/11/28	-	10/11/23	£193,753	10,764	-	10,764	£18.00	£76,958	£13,837	Entitled to 6.5 months' rent free from 1 May 2021 to reflect full payment of all Covid-19 arrears.
UNIT 6/7	Smyth's Toys NI Ltd	15	14/08/20	13/08/35	13/08/30	14/08/25	£287,000	24,753	5,227	29,980	£11.59	£184,591	£31,820	12 months rent free from August 2020.
UNIT 8	Dunelm Soft Furnishings Ltd	15	05/09/05	04/09/20	-	-	£378,450	25,230	16,300	41,530	£15.00	£215,535	£32,433	Tenant overholding.
UNIT 9	Oak Furnitureland Group Ltd	10	01/12/20	17/11/30	18/11/25	18/11/25	£180,000	10,981	8,000	18,981	£16.39	£99,023	£14,115	Break option subject to 12 months notice.
UNIT 10	T-Fit Gym Ltd	10	17/08/18	16/08/28	-	16/08/23	£14,000	3,175	-	3,175	£4.41	£12,701	£4,091	9mths rent free followed by Stepped rent: Yr 1-2- £10k RCD 16 May 19 Yr 2-3 £12k RCD 17 Aug 2020 Yr 3-4 £14k RCD 17 Aug 2021
UNIT 11	Active Maintenance Solutions t/a Inspire by Design	10	28/08/15	27/08/25	-	-	£14,000	3,175	-	3,175	£4.41	£19,051	£4,091	
POD 1	MBBC Foods (Ireland) Ltd t/a Costa Coffee	25	06/05/16	05/05/41	05/05/31	06/05/36	£52,000	2,506	-	2,506	£20.75	£23,733	£3,221	
ADVERTISING	Cantua Ltd	5	01/03/06	28/02/11	-	-	£4,000	-	-	-	-	-	-	Agreement for licence signed. Planning application for digital board submitted but declined and appeal rejected. New term to be agreed at passing rent
GROUND RENT	Belfast City Council		01/01/03	21/12/27	-	01/01/23	(£83,000)	-	-	-	-	-	-	Ground rent review - 1 Jan 13 agreed at £83,000 p.a - 1 Jan 18 - agreed in principle at nil increase. Further information upon request. Long leasehold interest expires 21st December 2127.
TOTAL							£2,418,503	170,484	63,099	233,583			£219,171	

Gross Rental Income: £2,501,503 exc | Net Rental Income £2,418,503 exc (after deduction of ground rent)

ASSET MANAGEMENT OPPORTUNITIES

The scheme has full planning for a number of additional units ranging from c.1,500 sq.ft to c. 10,000 sq.ft.

These will be located on the main car park as identified on the plan. A number of retail occupier expressions of interest have been received. Further details on request.

Terms agreed for a 20 year term to IONITY GmbH for 6 no. car charging stations at a minimum rent of £10,800 per annum.

IONITY GmbH is a JV between Mercedes, BMW, VW, Ford, Hyundai.

SITE

The site measures approx. 13 acres (5.26 hectares)

The main retail units have open consent with restrictions referred to as "bulky goods" with two trade counters to the rear.



* Asset Management Opportunities, planning received, units yet to be constructed.

NOT TO SCALE:

This plan is published for convenience of identification only and although believed to be correct, its accuracy is not guaranteed and does not form any part of a contract.

GOAD PLAN



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EPC's

The units have been assessed as follows:-

UNIT	TENANT	RATING
UNIT 1	Hampden Group Ltd t/a Homebase	D90
UNIT 2A/B	Hometime Group Ltd t/a Dreams	D79
UNIT 3/4	EZ Living Furniture and Interiors Limited	E112
UNIT 5	Carpetright Plc	E105
UNIT 6/7	Smyth's Toys NI Ltd	D98
UNIT 8	Dunelm Soft Furnishings Ltd	D98
UNIT 9	Oak Furnitureland Group Ltd	E112
UNIT 10	T-Fit Gym Ltd	D77
UNIT 11	Active Maintenance Solutions	D99
UNIT 12	MBCC Foods (Ireland) Ltd t/a Costa	C54

Full Energy Performance Certificates are available in the Data Room.

TITLE

The property is held part freehold part long leasehold. The long leasehold is for a term of 125 years from 1/1/2002 at £83,000 per annum. The 1/1/2018 rent review is outstanding. We consider the ground rent is rack rented.

DATA ROOM

A data room has been populated for prospective purchasers to undertake due diligence relating to the property. Access is available on request.

VAT

The property has been elected for VAT. It is envisaged the transaction will be treated as a TOGC.

CAPITAL ALLOWANCES

It is anticipated that capital allowances will be available to qualifying parties. Further details of these are available in the data room.

BUILDING & MEASURED SURVEY

A vendor building and measured survey have been undertaken by Johnston Houston and are both available within the data room. Both reports will be assignable to the purchaser upon completion.



PROPOSAL

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