Prominent Freehold Retail & Leisure Investment Opportunity

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CBRE

For Sale: The Curve

1,427 sq m (15,366 sq ft)

139 – 141 TELEGRAPH ROAD
HESWALL
WIRRAL
CH60 7SE

THE CURVE EXTERIOR - TELEGRAPH ROAD

Investment Summary

- Rare Freehold multi let investment opportunity.
- 1,427 sq m (15,366 sq ft) mixed use retail and leisure property located in the heart of Heswall town centre.
- Heswall forms an affluent and vibrant town overlooking the Wirral Peninsular whilst in close proximity to the cities of Liverpool and Chester.
- Significantly reconfigured and modernised two storey plus part basement building of cladded concrete and glazed construction under a series of flat roofs and a 14 space first floor car park.
- Scheme comprises seven exciting retail, leisure and bar restaurant Tenants which are anchored by W H Smith, Loungers and Snap Fitness.
- Total rental income of £222,300 pa with the benefit of future fixed rent increases from Snap Fitness.
- A range of asset management opportunities to further increase rental income and capital value.
- There is an opportunity to acquire the SPV Property holding company and benefit from associated stamp duty savings.

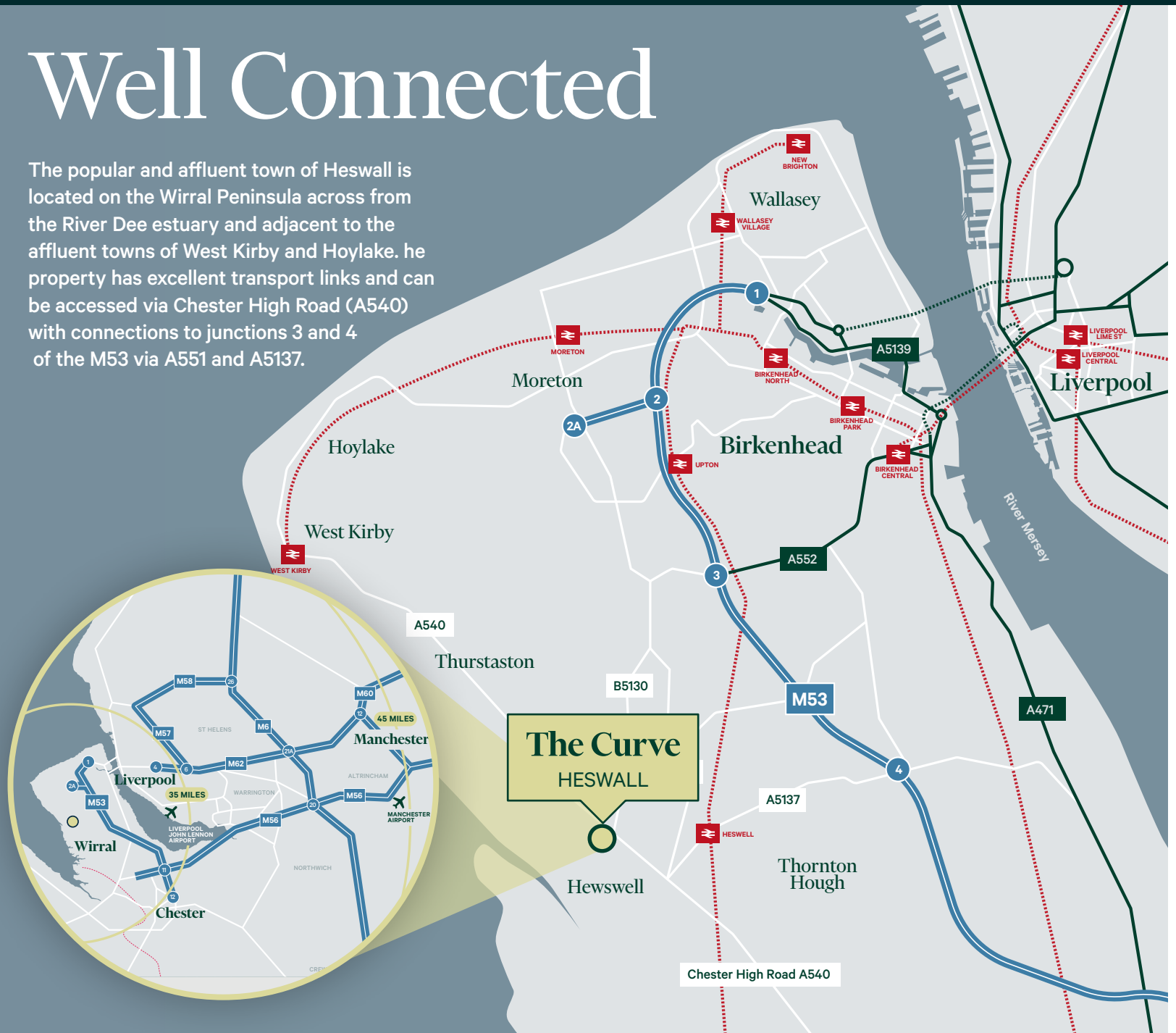
Offers in the region of **£2,500,000** are invited for the Freehold interest which after deducting normal purchasers costs of **6.08%** reflects a net initial yield of **8.38%** and an underlying capital value of **162 per sq ft**

Situation

1. The Prense Well (J D Wetherspoon)
2. Lloyds Bank
3. TUI
4. Heswall Fire Station
5. Bowling Green
6. Lighthouse Church
7. Reubens
8. White Stuff
9. Boots
10. Halifax
11. Paradox
12. Costa
13. The Puddydale Park
14. Aldi

Well Connected

The popular and affluent town of Heswall is located on the Wirral Peninsula across from the River Dee estuary and adjacent to the affluent towns of West Kirby and Hoylake. he property has excellent transport links and can be accessed via Chester High Road (A540) with connections to junctions 3 and 4 of the M53 via A551 and A5137.



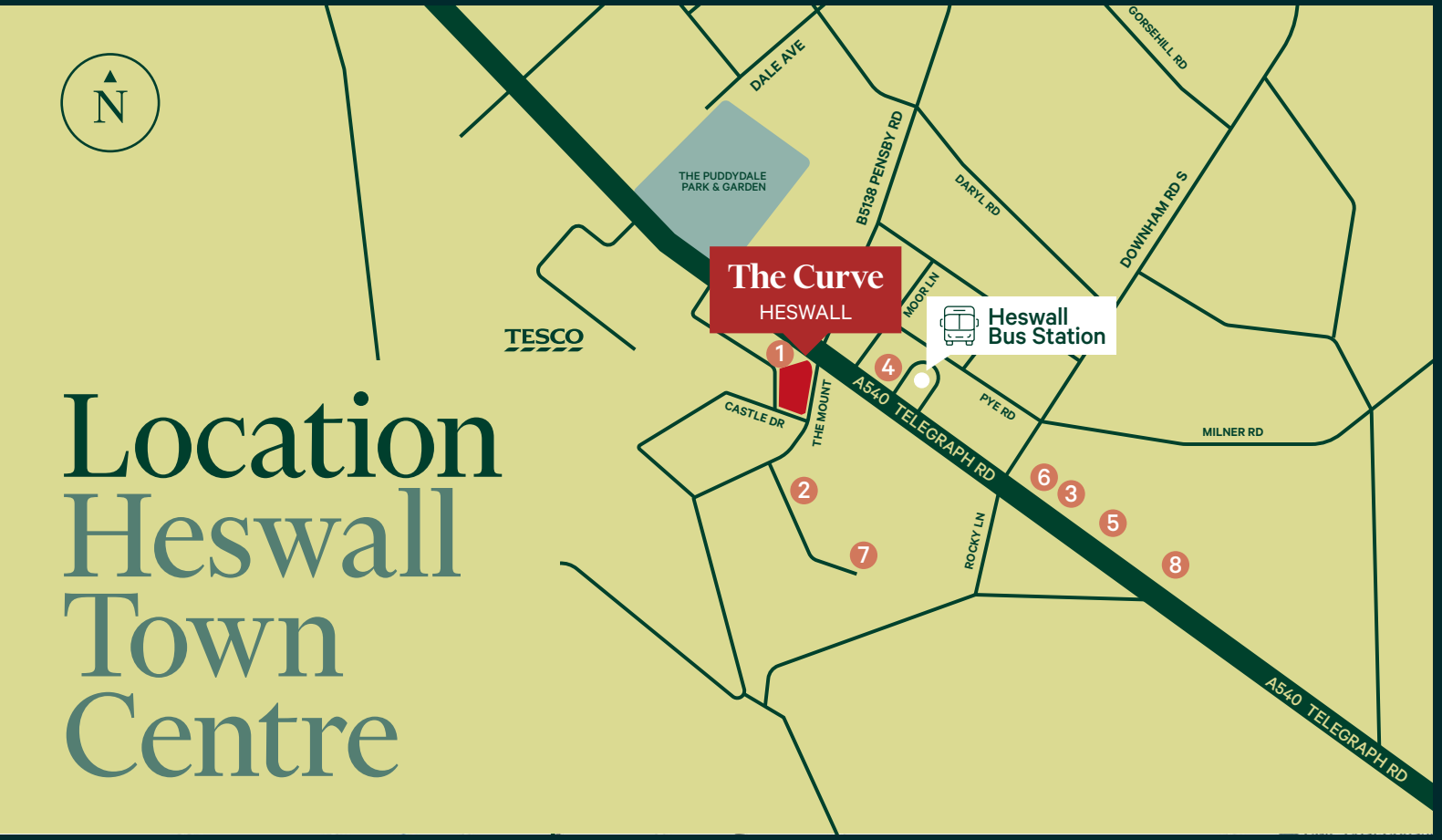
Heswall is a popular area of approximately 16,000 people, providing high residential values and professional commuters alike. Liverpool City Centre is approximately 10 miles northeast of Heswall and 14.5 miles northwest of Chester City Centre.

In addition Heswall benefits from a range of regular rail services through to Liverpool Lime Street, Chester and Manchester.

Mersey Ferry

Liverpool Lime Street Station

Location Heswall Town Centre



The Property is situated in a central and prime position in the heart of Heswall town centre fronting the junction of Telegraph Road and The Mount.

The immediate vicinity forms Heswall's bustling retail and bar restaurant area and home to a a number of national and regional occupiers within the immediate vicinity including:

1. Santander Bank
2. The Prense Well (J D Wetherspoon)
3. Franklyns
4. Boots
5. Gusto
6. Blind Pig
7. Jug & Bottle
8. M & S Food

The immediate area is predominantly commercial, although a number of high end residential apartments have been constructed recently.

THE CURVE EXTERIOR - TELEGRAPH ROAD

The Curve

SNAP FITNESS

LOUNGERS

Description

The Curve comprises a large two storey retail and leisure scheme of concrete frame construction with profile clad Trespa Meteon panels and glazed elevations under a series of flat roofs. The building, originally constructed as a supermarket in the 1950's was sensitively redeveloped and reconfigured in 2011 to provide the current multi let scheme.

The prominently located scheme comprises five commercial units to the ground floor with two offices and a large gym with adjoining 14 space car park to the first floor. The scheme is fully let and anchored by Snap Fitness, W H Smith and Lounges. The retail and leisure units range from c. 1,276 sq ft to 5,300 sq ft and offer high quality open plan accommodation with an abundance of natural light, full height glazing and generous floor to ceiling heights.

Opportunity

The scheme is prominently located in the centre of Heswall, in the heart of Heswall's retail core. The Curve forms an integral part of Heswall's popular bar restaurant scene and benefits from substantial footfall from residents, visitors and tourists. The scheme is fully let to a wide and varied range of local, regional and national Tenants with further income growth potential and strong occupier interest for the subject units if and when they become available.

The disposal of The Curve offers a local or regional investor, prop co or SIPP an exciting and rare opportunity to acquire a sizable Freehold trophy asset with asset management upside in one of the North West's premium and affluent locations.

Accommodation & Tenancy Schedule

Unit	Floor	Tenant	Trading As	SQ M (NIA)	Size (SQ FT - NIA)	Rent PA	Rent Per SQ FT	Lease Start	Lease Expiry	Break Notice (Tenant)	Rent Review	Notes
Unit 1 & 2	Ground	WH Smiths PLC	W H Smith	179.63	1,934	£40,000	£20.69	15/08/2022	14/08/2027	15/08/2025		Lease renewal currently being finalised.
Unit 3	Ground	Just Go Travel Ltd	Hays Travel	104.9	1,129	£24,000	£21.26	28/07/2016	27/07/2026	N/A		
Unit 4	Ground	Jamie Alexander Mcilhatton & Warren Norton	Tahona Tapas	134.41	1,447	£26,000	£17.97	20/01/2022	19/01/2032	19/01/2027	20/01/2027	Basis of rent review: RPI
Unit 5	First	Shack Architecture	Shack Architecture	37.37	402	£6,000	£14.92	01/08/2022	31/07/2025	N/A		
Unit 6	First	Curve Management Office	N/A	37.16	400	£0.00	£0.00					Onsite Management Offices. ERV of £5,200 pa
Unit 7	First	Wishfit Ltd	Snap Fitness	462.27	4,976	£50,000	£10.05	05/11/2020	04/11/2040	04/11/2030	Stepped Rent: 17/03/2026: £55,204 pa 17/03/2031: £60,950 pa 17/03/2036: £67,294 pa	£15,000 rent deposit held for 5 years
Unit 8	Ground	Loungers Ltd	Otto Lounge	383.37	4,127	£53,300	£12.92	16/10/2013	15/10/2028	N/A	16/10/2023	Basis of rent review: Higher of passing rent or open market
Unit 9	Ground	Subway Realty Ltd	Subway	88.4	952	£23,000	£24.17	12/12/2013	11/12/2023	N/A		

WHSmith

Founded in 1792 in London, the UK's largest news agent group has expanded rapidly to over 1705 stores across UK High Street's, UK Stations and UK airports. WH Smith is a FTSE 250 company with turnover in excess of £1.4b for Year End 2022.

LOUNGERS

Loungers was founded in Bristol in 2002 and is a leading operator of all day format café/ bar/restaurants across England and Wales under two distinct but complementary brands, Lounge and Cosy Club. As of July 2022, the group opened in 200th site in Chester and increased group revenue to £237m. In November 2022 the group announced the launch of a third brand, Brightside – aimed at reinvigorating roadside dining in the UK.

Hays Travel

Hays Travel, the UK's largest independent travel agent chain was founded in 1980 in Durham. In 2019, Hays Travel announced that it had purchased all the stores from Thomas Cook Group. The group which specialises in package holidays and scheduled flights, now has a UK coverage of over 470 stores and for the 2022 financial year generated revenues of circa £220m.

snap fitness 24/7

Snap Fitness a large privately owned gym and fitness group was founded in 2003 with Headquarters in Minnesota, United States. Now operating over 1,000 gyms across 20 countries, the budget gym operator has expanded significantly since 2010. With over 87 gyms in the UK, Snap Fitness is one of the largest franchised gym groups in the UK with significant appetite to grow to over 200 locations.

Additional Information

Tenure

The Property is held Freehold under title number MS261480. The Property is wholly owned by The Curve Heswall Ltd (SPV company). This can be acquired by way of a separate negotiation, and which should reduce a prospective Purchaser's stamp duty costs in acquiring the Property.

Floor Plans

Available on request

Planning

Planning policy affecting the subject Property is governed by Wirral Metropolitan Borough Council. We understand the Wirral Local Plan 2021 – 2037 is currently under review by the Secretary of State.

The Curve was subject to substantial redevelopment works in 2012 / 2013 with planning consent obtained on 1st August 2008 under planning reference APP/2008/5912 for Refurbishment and extension of existing retail units to provide 9no. retail units under use classes A1, A2, A3, A4 and B1, including demolition of existing first floor car park and construction of new extension. All planning enquiries should be addressed to Wirral MBC Planning Department.

EPC's

All the Properties EPC's are available to view online

Please use postcode **CH60 7SE**

Services

We understand the property is connected to mains gas, electricity, three phase electricity, water and mains drainage. A fully maintained fire alarm system is in operation at the property.

Service Charge

A formal service charge is not currently collected, but the leases do permit the implementation of a service charge. The building's insurance premium is fully recharged to the Tenants.

VAT

The disposal is elected for VAT and it is anticipated that any transaction will progress by way of a TOGC (Transfer of Going Concern).

Business Rates

The following rateable values apply to the scheme:

Unit	Tenant	Description	Rateable Value	Date
Unit 1 & 2, The Curve, 139 – 141 Telegraph Rd	W H Smith	Shop & Premises	£36,000	01/04/2023
Unit 3, The Curve, 139 – 141 Telegraph Rd	Hays Travel	Shop & Premises	£14,000	01/04/2023
Unit 4, The Curve, 139 – 141 Telegraph Rd	Whey Back When	Restaurant & Premises	£15,000	01/04/2023
Unit 5, The Curve, 139 – 141 Telegraph Rd	Shack Architecture	Offices & Premises	£3,500	01/04/2023
Unit 6, The Curve, 139 – 141 Telegraph Rd	Management Office	Offices & Premises	£3,450	01/04/2023
Unit 7, The Curve, 139 – 141 Telegraph Rd	Snap Fitness	Gymnasium & Premises	£31,500	01/04/2023
Unit 8, The Curve, 139 – 141 Telegraph Rd	Loungers	Restaurant & Premises	£29,000	01/04/2023
141 Telegraph Rd	Subway	Shop & Premises	£12,250	01/04/2023

Additional Information

Data Room

Access to the data room will be provided to interested parties to access additional due diligence information to include leases, surveys, service charge budget, insurance information, detailed floor plans, accommodation schedules and certified accounts for the Property holding company.

Viewings

Strictly via CBRE or LBL Real Estate, the retained joint agents.

Asset Management Opportunity

In addition to benefiting from the future fixed rental increases on the Snap Fitness lease, the Subject Property does offer a number of asset management opportunities:

- Relocation of Management Suite and letting for office uses;
- Deemed rental uplift potential on upcoming Loungers 2023 rent review;
- Upcoming lease renewals and opportunity to extend Loungers and Hays Travel leases;
- Potential future reconfiguration of Units 1 & 2 and 9 to combine into a large bar restaurant unit with front external Al Fresco Terrace (subject to vacant possession and planning).

Purchase Terms

In submitting a bid to purchase the property, the following information is required:

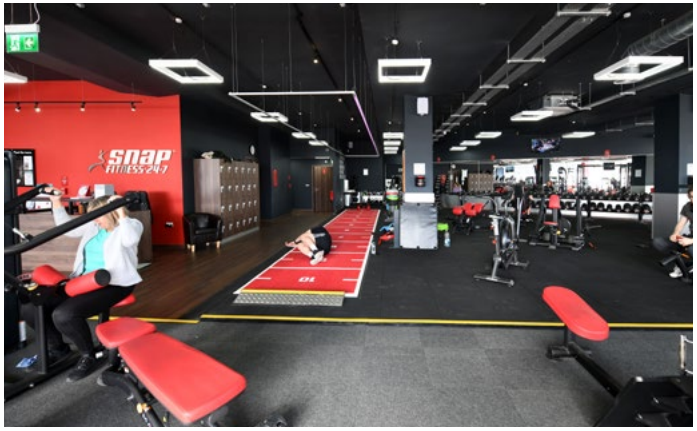
- Purchasing entity;
- Purchase price;
- Offer conditions;
- Confirmation of funding;
- Proposed timetable for completing the purchase.

Purchase of Property Holding Company

There is a further option to acquire the property holding company which will significantly reduce the stamp duty payable. The Vendor would require both parties to share the stamp duty saving on a 50/50 basis.

Anti Money Laundering

In accordance with Anti Money laundering Regulations, any successful purchaser will needs to comply with relevant identification and funding checks.



Proposal

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Contact us

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