

HIGHBOURNE HOUSE

1 ELDON WAY, CRICK, NORTHAMPTON, NN6 7SL



FREEHOLD OFFICE INVESTMENT FOR SALE

HIGHBOURNE HOUSE

INVESTMENT SUMMARY

- An opportunity to acquire a well secured, long dated office investment in an excellent location just off J18 of the M1.
- The property comprises a modern two storey office of 15,745 sq ft with 91 on site car spaces.
- City Plumbing Supplies Holdings Limited currently own the freehold and will be selling, subject to a simultaneous leaseback.
- Turnover for the year ended 31st December 2022 was £1,158 million with a pre-tax profit of £38.8 million. The company's net assets are £128.7 million; it employs over 3,000 people and its principal activity is supplying plumbing, heating, bathroom and electrical products in the UK.
- The property is available freehold for **£2.1M (Two Million One Hundred Thousand Pounds)** subject to contract and exclusive of VAT. The property will be leased back by way of a 10 year FR&I Lease subject to an upwards only review at the expiry of year 5 at an initial rental of £200,000 pax (£12.70 per sq ft). The rent review will be linked to RPI with a cap and collar of 2 and 5%. A purchase at this price would show an investor a Net Initial Yield of 8.94% after allowing for acquisition costs of 6.5%.





LOCATION/SITUATION

The property occupies a high profile position on the Crick Industrial Estate. Crick occupies a strategic location just off Junction 18 of the M1, close to the M1/M6/A14 interchange. Daventry International Rail Freight Terminal (DIRFT) is close by with occupiers including Sainsbury's, Tesco, Boohoo, Clipper, Dunelm and DHL.

Mainline rail services are available from Rugby with the fastest train to London taking 49 minutes and Birmingham only 28 minutes. Coventry and Birmingham International Airport are easily accessible.



DESCRIPTION

Comprising a modern two storey 'L' shaped building, the property benefits from pre-finished, profiled sheet external elevations with powder-coated aluminium casements at regular intervals under a pre-finished pitched roof. Features include air conditioning, double glazing, suspended ceilings with inset LED lighting (PIR) and a secure car park for 91 cars. The owner recently carried out substantial upgrade works at a cost of around £700,000 and the property now benefits from solar panels and 18 EV chargers. The offices provide an attractive working environment with a mixture of open plan and individual offices with ample WC and kitchen facilities.



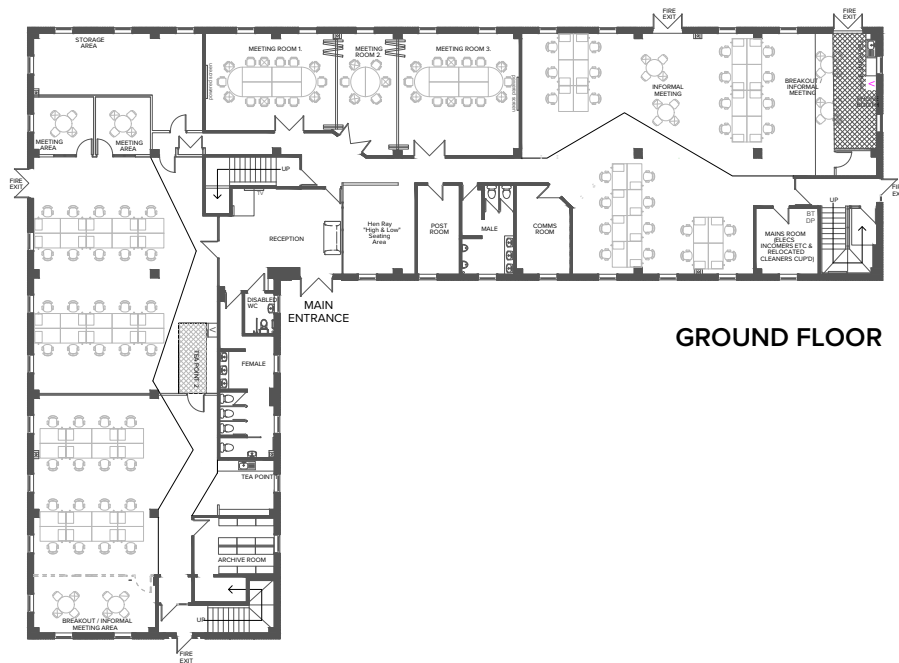
Boundary is approximate

COVENANT INFORMATION

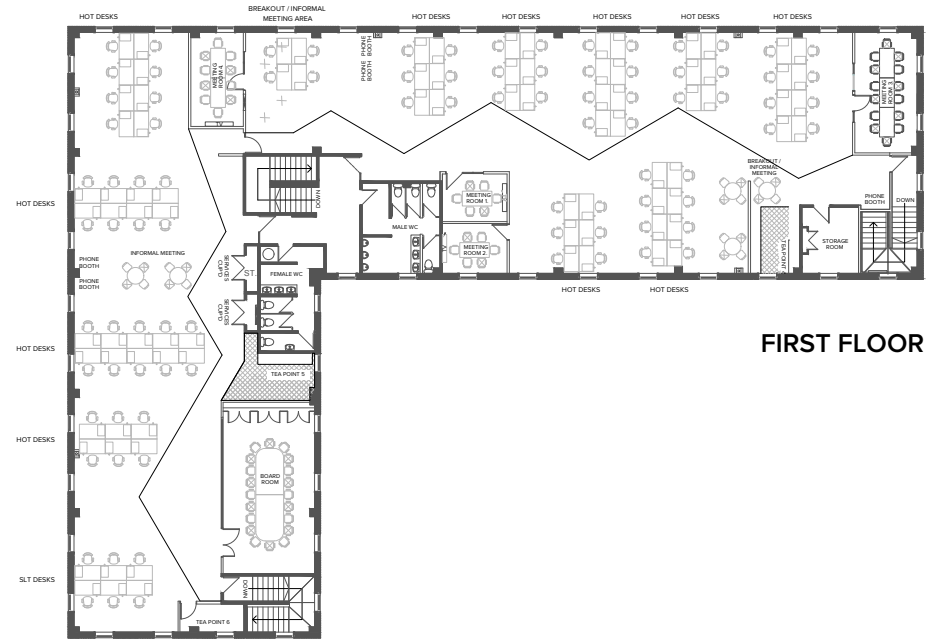
City Plumbing Supplies Holdings Limited had a turnover for the year ended 31st December 2022 of £1,158 million with a pre-tax profit of £38.8 million. The company's net assets are £128.7 million.

Investigations through Smart Search reveal a Delphi Rating of 100 (Very Low Risk), a credit limit of £10 million and a credit rating of £4.6 million.

ACCOMMODATION



GROUND FLOOR



FIRST FLOOR



The building has been measured in accordance with the RICS Code of Measuring Practice [6th Edition]):

Ground Floor NIA	7,915 sq ft	735.32 sq m
First Floor NIA	7,830 sq ft	727.42 sq m
Total Area NIA	15,745 sq ft	1,462.74 sq m

There are 91 on-site car spaces.

TENURE

The property is available freehold subject to the occupational lease described.

EPC RATING

The property has an energy performance rating of C (67) . The EPC expires 25th April 2031.

SERVICES

We understand all mains services are connected to the property except gas, however these have not been tested.

VAT

We understand the property has been elected for VAT. The transaction is anticipated to be treated as a Transfer of a Going Concern (TOGC).

PROPOSAL

The property is available freehold for £2.1M plus VAT. The transaction will be subject to a simultaneous Leaseback for a term of 10 years to City Plumbing Supplies Holdings Limited. The lease will be drawn on Full Repairing and Insuring terms at an initial rental of £200,000 pax. (Only £12.70 psf). There will be an upwards rent review at the expiry of year 5 and this will be linked to RPI with a cap and collar of 2 and 5%. £2.1M equates to only £134 per sq ft and reflects an attractive net initial yield of 8.94% after acquisition costs of 6.5%.

Please note the adjoining office comprising 7,716 sq ft (716.83 sq m) with 40 car spaces is also available for sale (with vacant possession).

LEGAL COSTS

Each party to be responsible for their own legal costs.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agent:



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