

RETAIL INVESTMENT OPPORTUNITY

- > TOWN CENTRE LOCATION
- > VAT FREE INVESTMENT
- > COMBINED RENTAL – £71,610 PER ANNUM WITH POTENTIAL TO INCREASE
- > WAULT IN EXCESS OF 3 YEARS
- > NET INITIAL YIELD – 11.38%
- > ASSET MANAGEMENT POTENTIAL
- > OFFERS OVER £600,000

Morrisons Daily

FOR SALE

ELLON SHOPPING CENTRE, BRIDGE STREET, ELLON, AB41 9AA

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, Shona Boyd, shona.boyd@shepherd.co.uk 01224 202800 www.shepherd.co.uk



LOCATION

The subjects are located within the town of Ellon, which stands around 16 miles north of Aberdeen. The town serves as a main service and employment centre for the south of the Formartine region and is a well-established commuter town for Aberdeen.

The population of Ellon is around 9,850 and continues to develop at a fairly rapid pace with the ongoing construction of a number of substantial residential developments to the north of the town.

The location is easily accessible from Aberdeen via the A90. Aberdeen is the third largest city in Scotland with an estimated population of 229,060 as of 2020 with a further 261,470 located within Aberdeenshire.

The subjects comprising Ellon Shopping Centre occupy a strong position with the town, with Bridge Street being part of the main commercial hub through Ellon. Therefore, the site benefits from a good level of footfall and passing trade.

DESCRIPTION

The subjects comprise of two distinct parts, the first being a prominent two-storey building which fronts Bridge Street, Ellon. The other part of the development is the parade of seven ground floor retail units, located to the rear of the main building.

The seven commercial units (known as Units 1 to 7) are situated within an attractive retail parade which is of single-storey construction.. There is a car park providing four spaces to the rear of the parade that serves the centre.



CONVENANT

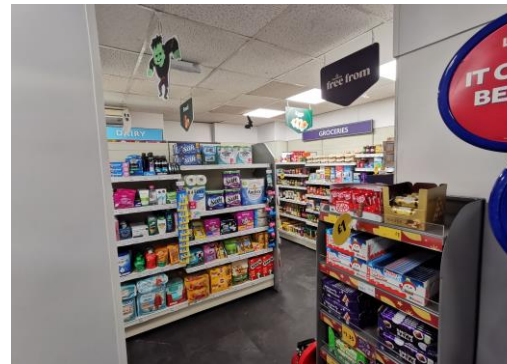
Ellon Shopping Centre provides a healthy tenant mix of sole traders and limited companies, further information is available on request.

TENANCY SCHEDULE

UNIT	Size (Sqft)	TENANT	LEASE START	LEASE EXPIRY	RENT (£/ANNUM)	RENT (£/SQ FT)	EPC RATING	COMMENT
1	583	Bremcaran Limited	08/04/2021	08/04/2031	£10,500	£18.01	G	Mutual LBO 31/12/2024- which the tenant has exercised
2	353	Julie Davidson	18/04/2011	28/02/2028	£6,700	£18.98	G	
3	514	Mrs. Chi Kwan Luk	31/03/1982	31/03/2037	£11,000	£21.40	G	Rent Review: 01/04/2027 and 5 yearly thereafter.
4	479	Old Skool Barbers Limited	11/04/2023	10/04/2028	£9,000	£18.79	G	
5	471	Angie Holmes and Simon Holmes as Partners of Aberdeenshire Leasing	01/10/2023	30/09/2028	£8,410	£17.86	G	TBO: 30/09/2026
6	365	Mr Ahmad Alhamdani	01/08/2023	31/07/2028	£7,000	£19.18	G	
7	197	Andrew Barnett	01/06/2018	30/05/2028	£5,000	£25.38	D	
32 Bridge Street	1,504	Alliance Property Holdings Limited (a part of the Morrison Group) trading as Morrisons Daily	02/10/1998	30/09/2033	£14,000	£16.00 *	B	TBO: 30/09/2028 Rent Review: 01/10/2028

* Based on an ITZA of c. 872 sq. ft

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OPPORTUNITY

The centre presents an opportunity to acquire a well let scheme in the main administrative centre for the Formartine district. The scheme experiences low void periods due to the demand for sub 1,000 sq ft units from various local business operations. Two of the most recent lettings include those at Unit 4 and Unit 6, both of which were let after a short marketing period. This is a testament to how popular the scheme is and how well suited it is to the local market.

PROPOSAL

We are instructed to seek offers in excess of £600,000 for our client's interest in the subjects.

A purchase at this level would reflect a net initial yield of 11.38% after allowing for purchaser's costs based on Land and Building Transaction Tax (LBTT).

VAT

The figures quoted are exclusive of VAT at the prevailing rate.

Please note that VAT is not applicable to the purchase price.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the purchaser being responsible for any LBTT, registration dues etc.

DATA ROOM

Further information can be supplied upon request.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

Mark McQueen, mark.mcqueen@shepherd.co.uk, Shona Boyd, shona.boyd@shepherd.co.uk

www.shepherd.co.uk

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