

RETAIL INVESTMENT FOR SALE



Modus Retail, Duke Street, Ipswich, IP3 8AF



- Quality Retail Investment anchored by Tesco Express expiry 2023
- 50% occupied
- Opposite University Campus Suffolk new buildings
- Current Income £139,885 PA
- Potential Reversionary Income £298,488 PA (8.75% NIY)

LOCATION

Modus is prominent mixed residential/commercial development in the Water Front location of Ipswich in the County town of Suffolk. Ipswich has a population of 133,000 people and a catchment of 250,000. Modus was constructed 2 years ago by Fairview and benefits from 370 residential units on site which all have been sold. Immediately opposite is the recently built UCS Campus (University Campus Suffolk) which has faculty buildings and student accommodation which compliments the main University flagship building a short walk away.

DESCRIPTION

Modus retail comprises 3 blocks of various size retail units of which 50% are let with the benefit of Tesco Express anchoring the scheme. The total area of the 10 shops equates to 1727 sq m (18,590 sq ft) and each unit has a car space. On street parking is also available in the lay by. The vacant units are in a "shell" format with all the main services available. Modus retail fronts Duke Street which is one of the busiest routes into the main town centre from the east side of Ipswich, On block C there is a restrictive covenant restricting the use of the 3 remaining shops to Class A1 only as per Use Classes Order 1987 including amendments in 2005 and 2006. The tenure of the property is long leasehold of 125 from 2007 with a peppercorn ground rent.

PRICE

Our clients are a Special Purchase Vehicle and the Company is available for sale with the sole asset of Modus Retail.

We are seeking a purchase price of £3,318,000 which reflects a net initial yield of 4.2% of the current income allowing for the reduced purchase costs of 2.75% in the company sale. The potential reversionary NIY is 8.75% off the average rent achieved so far (£16.48 per sq ft)

Local Authority Ipswich Borough Council Grafton House 15/17 Russell Road
Ipswich, Suffolk, IP1 2DE

Legal Costs Each party to bear their own legal fees

Viewing via Sole Agents Reader Commercial Limited 2 Merchants
Court, 45 Lower Brook Street, Ipswich,
Telephone: 01473 289600

ACCOMMODATION/TENANCY SCHEDULE

(Please note all areas are appropriate)

BLOCK C

- Shop 1 Vacant shell 105 sq m / 1128 sq ft
- Shop 3 Vacant shell 68 sq m / 733 sq ft
- Shop 4 725 sq m / 776 sq ft Let to Tax Assist on a 10 year FRI Lease from 25/01/10 subject to 5 yearly upward only reviews without breaks. Rent £14,000 PA
- Shop 5 Vacant shell 86.2 sq m / 928 sq ft

BLOCK E

- Shop 6 51.3 sq m / 552 sq ft let to Kirsty Wilson on a 10 year FRI lease from 30/06/10 with 5 yearly upward reviews and breaks at the end of years 2 & 5. Passing rent £10,000 PA
- Shop 7 70.5 sq m / 759 sq ft let to B. Karabulut on a 20 year FRI lease from 19/06/09 subject to a 5 year upward only review and no breaks, passing rent £11,500 PA
- Shop 9 Vacant shell 555.5 sq m / 5979 sq ft

BLOCK G

- Shop 10 553.6 sq m / 5959 sq ft let to Tesco Limited on a 15 year FRI lease from 18/04/08 without breaks and RPI linked rent reviews every 5 years. Passing rent of £89,385 PA
- Shop 11 85.5 sq m / 921 sq ft let to N.W Mina on a 15 year FRI lease from May 2010 without breaks and 5 yearly upward only reviews. Passing rent £15,000
- Shop 12 Vacant shell 79.4 sq m / 855 sq ft

Current Income £139,885 PA

Potential reversionary income £298,488 PA

01473 289600

www.readercommercial.com

READER
COMMERCIAL

Modus Retail, Duke Street, Ipswich, IP3 8AF



Please note: Plan is for identification purposes only

Hubbard House, Civic Drive, Ipswich, Suffolk IP1 2QA

Telephone: 01473 289600 Fax: 01473 289331

Email: info@readercommercial.com www.readercommercial.com

