

PRIME, WELL SECURED, GREATER LONDON, FREEHOLD RETAIL INVESTMENT

# KINGSTON UPON THAMES

83-83A CLARENCE STREET • KT1 1RE

LLOYDS BANK PLC



green&partners





# Investment Summary

We are seeking offers in excess of **£6,560,000 (Six Million, Five Hundred and Sixty Thousand Pounds)** subject to contract and exclusive of VAT reflecting a **net initial yield of 6%**, allowing for graduated purchaser's costs of 6.64%.

**Kingston is a premier retailing location** and the third largest in Greater London with an affluent population and a high retail spend.

The property occupies a prime retailing location on pedestrianised Clarence Street close to **Marks & Spencer** and adjacent to **Pret a Manger** and **Carphone Warehouse**.

A prominent, building extending to circa **10,243 sq ft (952 sq m)** with a 37 ft frontage.

Securely let to **Lloyds Bank Plc** (5A1 covenant) for a further **6.7 years**.

**Freehold.**

Current income of **£420,000 pax** with the next rent review in December 2020.

Potential to convert the upper parts for alternative use, subject to vacant possession and planning permission.







## Location

Kingston Upon Thames is one of only six Royal Boroughs in England and Wales. It is a leading commercial and retailing destination in Greater London. The town is located approximately 5 miles (8km) south of Richmond, 11 miles (18km) west of Croydon and 12 miles (20km) south west of Central London.

The town benefits from excellent communications, with it being in close proximity to the M25, M3 and A3.

The town benefits from a regular commuter rail service to London Waterloo, with a fastest journey time of approximately 20 minutes.

London Heathrow Airport is located approximately 22 miles (35km) west of the town and London Gatwick Airport is located 30 miles (48km) to the south east, enabling easy access to a diverse range of domestic and international flights.

## Demographics & Retailing In Kingston Upon Thames

The total population within Kingston's **primary catchment population is circa 874,000**, above the Regional Centre average which ranks the town 13th out of the PROMIS Centres. The **estimated shopping population is 456,000** persons which is above the Regional Centre average. The high ranking reflects the dominance of Kingston across its densely populated catchment area. The town is projected to see **significantly above average population growth over 2014-19**.

Kingston has a **significantly above average proportion of adults within the most affluent AB social group** and in contrast is under-represented in the least affluent social groups D and E. This results in an above average total in-store expenditure of £2.743bn compared to the average £837m (PROMIS) for comparable towns.

The local student population from the further and higher education establishments of Kingston College and Kingston University London, coupled with over **£360 million of annual tourism expenditure** (London Development Agency), add to Kingston's vibrancy and importance as a retail centre.

Kingston is the third largest shopping destination in Greater London after the West End and Croydon. **Town centre retail floor space is estimated at 1.40 million sq ft** ranking the town 43th of the PROMIS centres on this measure.

Prime pitch is considered to be along the pedestrianised section of Clarence Street and the ground floor mall of the Bentall Centre. The Bentall Centre comprises 600,000 sq ft over four floors of retail space anchored by **Bentalls (Fenwicks)** department store with other national retailers including **H&M, New Look, Hollister, Zara, & Other Stories, Massimo Dutti, Tommy Hilfiger, WH Smith and Timberland**.

National retailers present along the prime pitch of Clarence Street include **Russell & Bromley, River Island, 3 Store, GAP, Schuh, Office, The North Face, Vodafone and Marks & Spencer**.



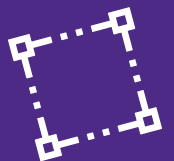
**874,000**  
primary  
catchment



**456,000**  
shopping  
population



**£2.743bn**  
in-store  
expenditure



**1.4m sq ft**  
estimated retail  
floor space

# Kingston is the third largest shopping destination in Greater London.



North

This plan is for illustrative purposes only.



## Situation

The property is located on the prime section of Clarence Street, the primary thoroughfare in Kingston upon Thames. National multiple retailers in the vicinity include **Pret a Manger**, **Flying Tiger**, **M&S**, **HSBC Bank**, **Metro Bank**, **Halifax** and **Superdrug**.



## Accommodation

83 Clarence Street			
Floor	Use	Sq Ft	Sq M
Ground Floor	Sales	4,512	419
Ground Floor	ITZA	929 units	
First Floor	Ancillary	1,146	107
Second Floor	Ancillary	1,704	158
Basement	Ancillary	2,023	188
83a Clarence Street (Sub-Let)			
Ground Floor	Sales	858	80
Ground Floor	ITZA	562 units	
<b>Total</b>		<b>10,243</b>	<b>952</b>

## Description

The property forms part of a wider terrace of shop units in the prime section of Kingston upon Thames. The front section of the building is arranged on part basement, ground, first and second floors, whilst the rear section is arranged over ground and first floors. A car park at the rear, which is shared with other retailers, provides approximately 33 car parking spaces. The tenant sub-lets a small portion of the ground floor fronting Clarence Street.

## Freehold





**LLOYDS BANK**

## Tenancy

Let to **Lloyds Bank Plc** on a full repairing and insuring lease (FRI) from 24th June 2011 and expiring 23rd June 2026 (6.7 years unexpired). The lease is subject to 5 yearly rent reviews with the next being 25th December 2020.

The 'lock-up' unit shop is currently under offer to Korea Foods Co Ltd (t/a Seoul Plaza) by way of an underlease expiring on 16th June 2026 with a tenant break option on 23rd June 2022. The agreed rent is £85,000 pax.

## Current Income Pax

**£420,000 per annum exclusive (pax).**

## VAT

The property has not been elected for VAT. The lease to Lloyds contains a Landlord covenant not to elect for VAT



## Covenant

**LLOYDS Bank Plc (Reg. No: 00002065)**

For the previous two years the company reported the following financial results:

Financial Year End	31/12/2018	31/12/2017
D&B Rating	<b>5A 1</b>	5A 1
Tangible Net Worth	<b>£36,484,000,000</b>	£47,675,000,000
Sales Turnover	<b>£21,664,000,000</b>	£21,865,000,000
Pre-tax Profit	<b>£4,929,000,000</b>	£5,035,000,000
Net Current Assets	<b>£39,888,000,000</b>	£55,537,000,000

H1 2019 results highlights;

 **15%**

**PROFIT  
BEFORE TAX**  
up 15% to  
**£2.7bn**

 **1%**

**TOTAL  
INCOME**  
up 1% to  
**£8.6bn**

 **7%**

**OPERATING  
EXPENSES**  
down 7% by  
**£411m to £5.3bn**

## EPC

The property has a current EPC rating of C59.



## Anti-Money Laundering

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

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## Further Information

For further information, including inspection arrangements or access to a data room site please contact:

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