

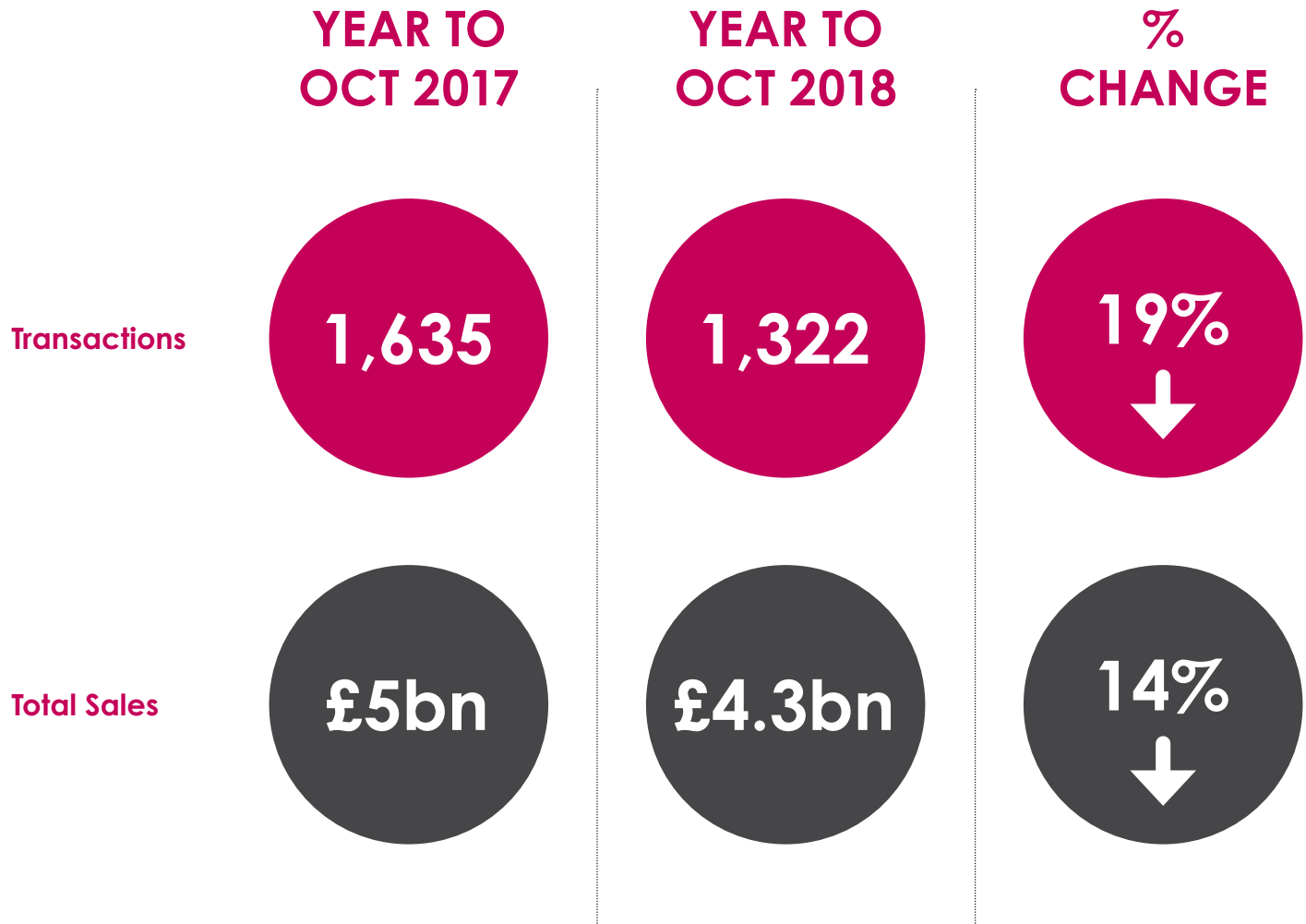


PRIVATE  
CLIENT TEAM

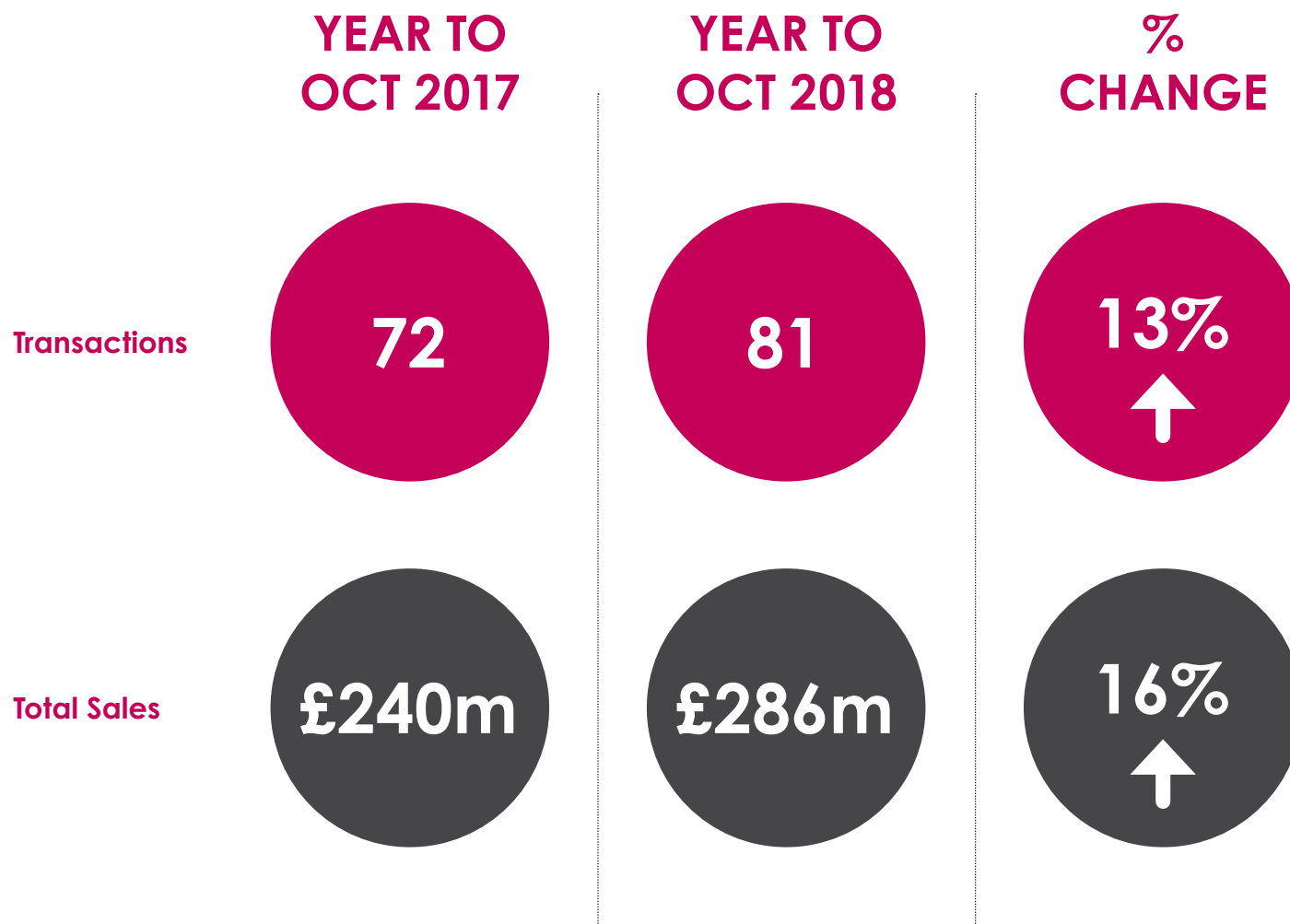
**NATIONAL INVESTMENT**

**allsop**

**SUB £8M TRANSACTIONS:  
WHOLE MARKET**



**SUB £8M TRANSACTIONS:**  
**ALLSOP PRIVATE CLIENT TEAM**



**AVERAGE OF 1.5 DEALS PER WEEK**

SUB £8M TRANSACTIONS:  
WE KNOW THE MARKET...

Unrivalled  
access to  
**100,000**  
Private  
investors

Investor  
reach to over  
**208**  
Countries  
or territories

**71**  
different buyers  
(2018)

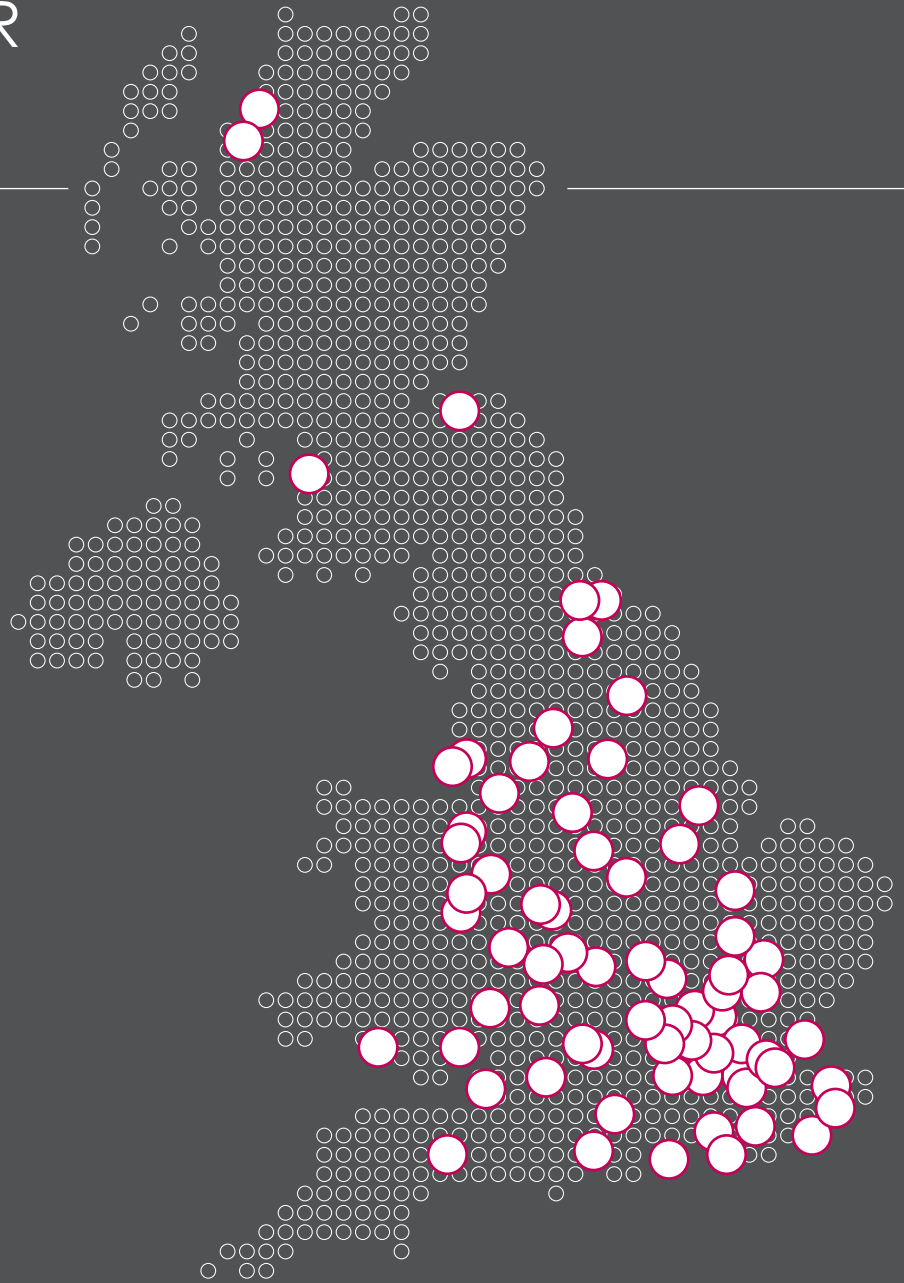
Leading the  
way in the sub  
**£8M**  
Market

# PRIVATE INVESTOR MARKET: 2018

## PRIVATE CLIENT TEAM TRANSACTIONS 2018



NATIONAL COVERAGE



UNRIVALLED IN THE **£2M TO £8M**  
INVESTMENT MARKET

# RETAIL

## WORTHING

34/38 MONTAGUE STREET,  
BN11 3HB

**Description:** 2 shops let to  
Monsoon Accessorize Ltd &  
Hutchinson 3G with AWULT  
of 4.9 years

**Rental Income:**

£152,500 pa

**Quoting Price:** £2,050,000 (NIY 7%)

**No. of Bids:** 5

**Achieved Price:** £2,190,000  
(6.55%)

**Client:** Aberdeen Standard

**Purchaser:** Private Investor



## EAST HAM

123 HIGH STREET NORTH,  
LONDON, E6 1HZ

**Description:** Ground floor retail  
unit let to J D Sports Fashion plc  
(10 years) with vacant upper parts

**Rental Income:**

£110,000 pa

**Quoting Price:** £2,000,000

**No. of Bids:** 10

**Achieved Price:** £2,210,000

**Client:** Fordgate

**Purchaser:** Private Investor



# OFFICE

## STOKE ON TRENT

DPD, BUILDING 4,  
ETRURIA OFFICE VILLAGE,  
FORGE LANE, FESTIVAL PARK, ST1 5SY

**Description:** Modern office building of 17,925 sq ft let to DPD Group UK Ltd with 10 years term certain

**Rental Income:**  
£220,830 pa (£12.30 psf)

**Quoting Price:** £2,950,000 (7%)

**No. of Bids:** 5

**Achieved Price:** £3,250,000  
(6.38%)

**Client:** Fidelity International  
(Fund)

**Purchaser:** Private Investor



## BRISTOL

BUILDING 660,  
BRISTOL BUSINESS PARK,  
COLDHARBOUR LANE, BS16 1EJ

**Description:** Prime office investment let to Thales Alenia Space UK Ltd with 4.4 years unexpired providing 11,416 sq ft with car parking for 62 cars

**Rental Income:**  
£218,420 pa (£19 psf)

**Quoting Price:** £2,560,000 (8%)

**No. of Bids:** 5

**Achieved Price:** £3,120,000 (6.58%)

**Client:** Private Investor

**Purchaser:** Private Investor



# INDUSTRIAL

## EPSOM

UNITS 1&2, FELSTEAD ROAD,  
LONGMEAD INDUSTRIAL ESTATE,  
SURREY, KT19 9AX

**Description:** 2 modern warehouse units providing 22,751 sq ft let on 2 leases to Wolsley UK Ltd with 9 years term certain and a site coverage of 42%

**Rental Income:**  
£236,000 pa (£10.40 psf)

**Quoting Price:** £4,920,000 (4.5%)

**No. of Bids:** 9

**Achieved Price:** £6,000,000 (3.7%)

**Client:** Evolve Estates

**Purchaser:** Charitable Pension Fund



## HUNTINGDON

STUKELEY MEADOWS  
INDUSTRIAL ESTATE,  
ST MARGARET'S WAY, PE29 6EB

**Description:** Modern industrial estate let to a strong trade occupier line up including Howden Joinery. 8 units providing a total area of 29,125 sq ft

**Rental Income:**  
£186,395 pa (£6.40 psf)

**Quoting Price:** £3,000,000 (5.83%)

**No. of Bids:** 5

**Achieved Price:** £3,255,000 (5.37%)

**Client:** Warehouse REIT

**Purchaser:** Capel House Trust





# ALTERNATIVE

## CHELMSFORD

BUSY BEES,  
216 SPRINGFIELD ROAD,  
CM2 6BN

**Description:** A recently developed town centre nursery let to Busy Bees Nurseries Ltd with 23.7 years unexpired

**Rental Income:**  
£132,000 pa (£21.78 psf)

**Quoting Price:** £2,475,000 (5%)

**No. of Bids:** 7

**Achieved Price:** £2,750,000 (4.5%)

**Client:** Newcore Capital

**Purchaser:** Morley Stores Ltd



## COCKERMOUTH

TRAVELODGE, EUROPA WAY,  
CUMBRIA, CA13 0RJ

**Description:** 43 bedroom hotel located in the Lake District with 14.5 years unexpired

**Rental Income:** £172,087 pa

**Quoting Price:** £2,695,000 (6%)

**No. of Bids:** 7

**Achieved Price:** £2,890,000 (5.6%)

**Client:** DS Properties

**Purchaser:** CCLA



# MIXED USE / PD

## NEWCASTLE

CUTHBERT HOUSE,  
CITY ROAD/PILGRIM STREET,  
NE1 2ET

**Description:** A prominent City Centre office comprising 61,326 sq ft with excellent asset management and development potential

**Rental Income:**  
£133,967 pa

**Quoting Price:** £3,750,000

**No. of Bids:** 12

**Achieved Price:** £4,400,000

**Client:** Commercial Estate Group

**Purchaser:** Purple Frog – student developer



## AYLESBURY

ELSINORE HOUSE,  
43 BUCKINGHAM STREET,  
HP20 2NQ

**Description:** Retail and office building (17,000 sq ft) situated in the heart of Aylesbury with development potential

**Rental Income:**  
£141,054 pa

**Quoting Price:** £2,000,000 (6.6%)

**No. of Bids:** 15

**Achieved Price:** £2,350,000 (5.63%)

**Client:** Private Irish Investor

**Purchaser:** Overseas Developer



# SPECIALIST INVESTMENT SERVICES

Property companies and institutions are well known to the market but the less well known **private investor** is a buyer which we arguably have unrivalled access to.

With over 150 years' combined experience, our investment teams specialise in commercial investment sales, acquisitions, and development opportunities across the UK, in the office, industrial, retail and mixed use sectors.

- National Investment Sales/Acquisitions & Development
- Portfolio Sales/Acquisitions
- **Dedicated Private Client Team**

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**All Sectors****All Sizes****All Sold**

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## Services

Asset Management

Auctions

Build to Rent

Business Rates

Development Agency & Advisory

### **Investment (Sales & Acquisition)**

Lease Consultancy

Letting and Management

Office Leasing (Central London)

Receivership

Valuation