

Investment for sale



SECURELY LET CONVENIENCE FOODSTORE CO-OP, 12 BOLTON BRIDGE ROAD, ILKLEY, YORKSHIRE LS29 9AA



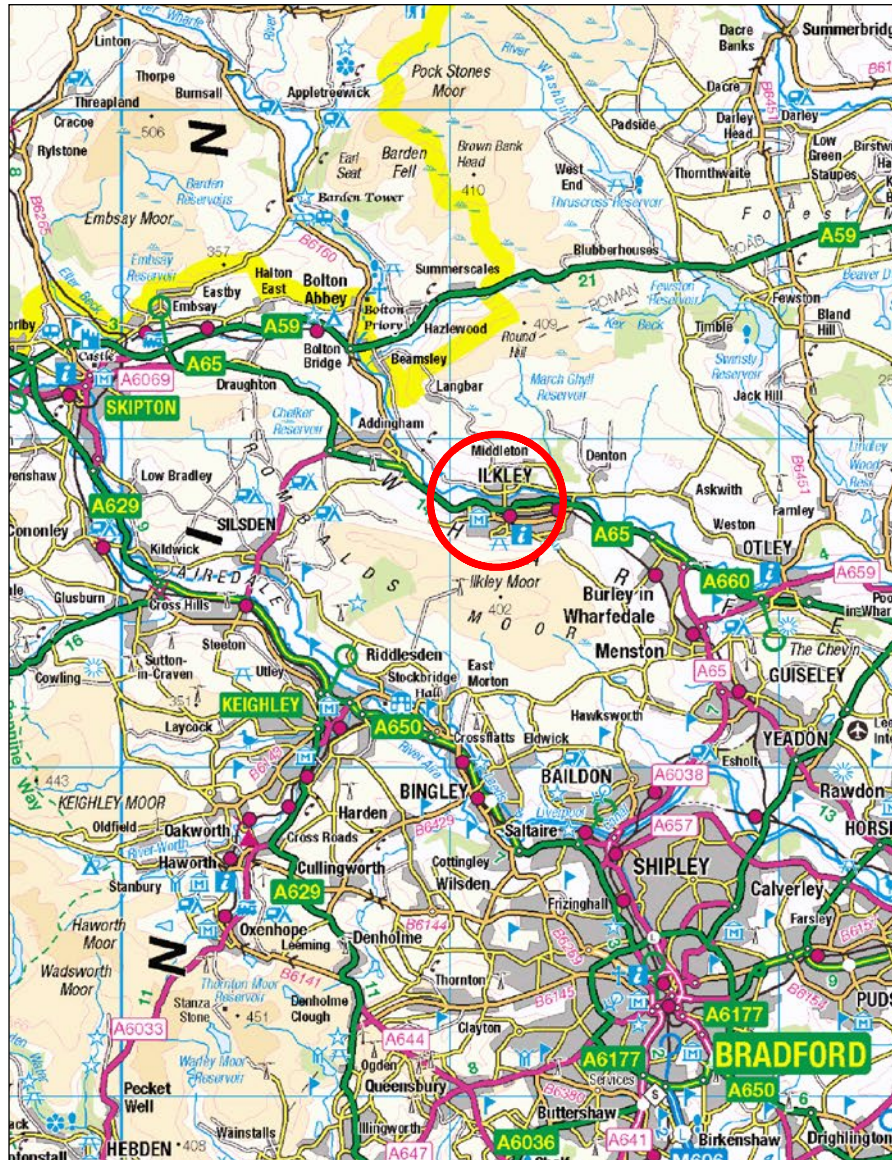
Investment summary

- **Freehold** convenience store investment situated in the affluent and historic spa town of Ilkley, West Yorkshire
- Let to Co-operative Foodstores Limited with a Guarantee from Co-operative Group Food Limited until 31 May 2026
- Both tenant and guarantor have a Dunn and Bradstreet rating of **5A2**
- **A reversionary lease was agreed last year**, commencing on 1 June 2026, extending the term by 5 years to 31 May 2031
- Approx. **8.4 years without breaks**
- The Property is not VAT elected
- Prominently located on the edge of the town centre, fronting Bolton Bridge Road
- Accommodation totals approx. **5,367 sq ft (498 sqm)** with 12 car parking spaces
- Passing rent is **£92,813.67 per annum (£17.29 per sq ft overall)**
- Upward or downward rent review to open market rental value on 1st June 2026
- A concession equating to 6 months rent was agreed for the lease extension which is spread over the remainder of the term

Proposal

- Offers are invited in excess of **£1,500,000**, subject to contract. A purchase at this level reflects an attractive Net Initial Yield of 5.83% assuming purchaser's costs of 6.1%





Location

Ilkley is a spa town in West Yorkshire, located to the north of Bradford and west of York. The town's heritage and surrounding countryside makes tourism an important contributor to the local economy. The town has a resident population of approximately 14,809 people (2011 Census).

Ilkley lies on the A65 which connects Leeds and Kendal, linking with the A1(M) to the east and the M65 to the west. The town is connected by rail, with frequent services to Leeds and Bradford. Nearby airports include Leeds Bradford, Birmingham, Manchester, and Liverpool.

TRANSPORT

PUBLIC TRANSPORT

Trains from Ilkley Station

Leeds	27 mins
Bradford	32 mins
London Kings Cross	2hr 55mins

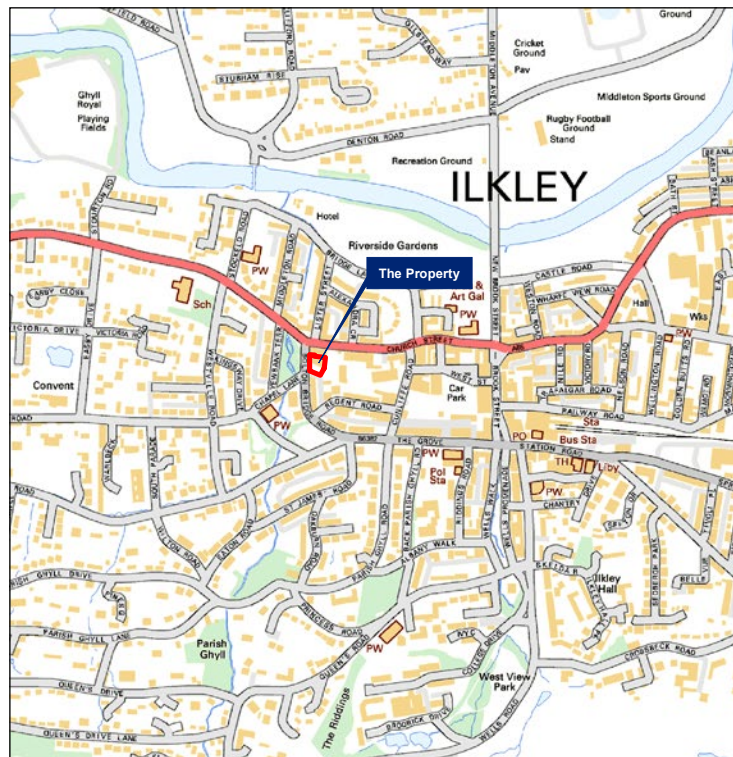
ROAD

Skipton	15 mins
Bradford	38 mins
Leeds	40 mins

BUS

No.62 – travels on the A62 from central Ilkley to Keighley passing the Co-op

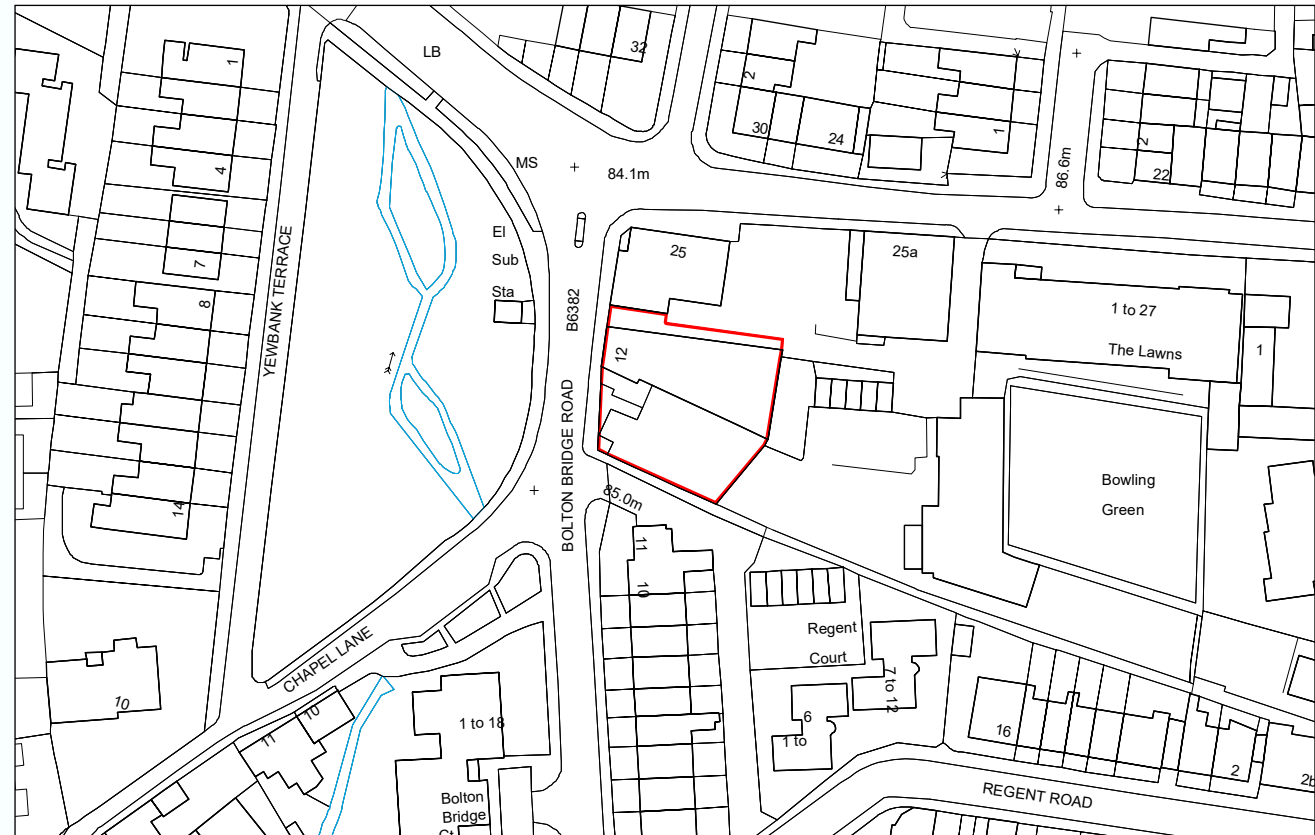
No.64 – Skipton to Ilkley via A62



Situation

The property is situated to the west of Ilkley's town centre on Bolton Bridge Road. The town centre is also accessible via Church Street (A65). In close proximity to the world renowned Betty's café, Majestic Wine, Wheelbase bike shop, and Ilkley Bowling Club. The town's train station is a circa 6 minute walk from the property.

The Local area boasts a variety of amenities including Ilkley Cinema, restaurants and café's, visitor Centre, Ilkley Toy Museum and the Ilkley Pool and Lido. Additionally, the town of Ilkley is situated in a region renowned for its picturesque countryside, attracting many tourists who use it as a base from which to explore the area's notable moor. West Yorkshire has a population of 2.325 million. The wider county of Yorkshire in 2018 attracted 10.479 million domestic overnight trips and 129.8 million tourism day trips.



Description

The period property fronting Bolton Bridge Road is of stone construction under a pitched tiled roof. To the rear is a connecting red brick building in three pitched roof sections under a metal clad roof.

The accommodation is arranged over lower ground, ground and first floors and totals approximately 5,367 sq ft (498 sq m) on a sloping site totalling approx. 0.22 acres. The retail area is located on the ground floor, with staff, office, kitchen and ancillary space on the first floor together with loading, storage, staff WC's, walk in chiller and fridge at lower ground/ basement level. Internally the retail has a modern fit out with fluorescent LED Lighting and comfort cooling. There is also a small store and bakery area on the ground floor. All three floors are served by a goods lift.

Parking for 12 cars including 1 disabled space and 2 family spaces.

Accommodation

The property has the approximate net internal floor area as follows:

Floor	sq ft	sq m
First (office)	582	54
Ground (new bakery)	302	28
Upper Ground (retail)	3124	290
Lower Ground (ancillary storage)	1359	126
Total	5367	498



Tenancy

The property is let for a term expiring 31 May 2031 without breaks.

The original lease to Wm Morrison Supermarkets PLC expiring 1st June 2026 was assigned to Co-operative Foodstores Limited in September 2016, with a guarantee from Co-operative Food Group Limited.

A 5 year reversionary lease from 1st June 2026 was agreed last year in return for a modest concession equating to 6 months rent spread over the remainder of the term.

The passing rent is £92,813.67 per annum exclusive (£17.29 per sq ft overall) payable on the first day of each month.

There is an upward or downward rent review to open market rental value on 1st June 2026.



Covenant Information

The Co-op is one of the world's largest consumer co-operatives, owned by millions of members. They are one of the UK's biggest food retailers with more than 2,500 local, convenience and medium-sized stores. The Co-op is also;

- The UK's number 1 funeral services provider
- A major general insurer
- A growing legal services business

As well as having clear financial and operational objectives and employing nearly 70,000 people, the Co-op is a recognised leader for social goals and community-led programmes.

The Co-operative Food Stores Limited (Tenant)

Co-operative Foodstores Limited (Company Number: 32443R) has a D&B rating of 5A2.

A summary of the Co-operative Foodstores Limited's latest accounts is set out below:

Co-operative Foodstores Limited	1st January 2022	2nd January 2021	5th January 2020
Turnover	£1,442,900,000	£1,478,200,000	£1,577,700
Pre-Tax Profits	£51,500,000	£95,500,000	£34,300,000
Shareholder Funds	£588,200,000	£495,700,000	£527,000,000

The Co-operative Group Food Limited (Guarantor)

Co-operative Group Food Limited (Company Number: 26715R) has a D&B rating of 5A2.

A summary of the Co-Operative Group Food Limited's latest accounts is set out below:

Co-operative Group Food Limited	1st January 2022	2nd January 2021	4th January 2020
Turnover	£8,003,200,000	£8,081,300,000	£7,507,900,000
Pre-Tax Profits	£4,800,000	£180,100,000	£204,000,000
Shareholder Funds	£1,996,400,000	£1,921,300,000	£1,880,400,000

Ilkley Retail Market Commentary

Ilkley is an historic West Yorkshire spa town and is known as a tourist destination which in turn supports the local economy, retail and leisure sectors. The town is used as a base from which to explore the famous moor and countryside and to take part in a range of outdoor activities, such as hiking and cycling. This makes it an attractive destination for tourists, which in turn supports the local economy and the retail sector.

Ilkley has a healthy and well established mix of independent and national shops, with a wide offering including fashion boutiques, gift shops, and outdoor equipment stores. The town also has a number of cafes, restaurants and pubs which are popular with visitors and locals alike. Due to its affluence and high number of visitors, Ilkley is considered a desirable location and is known for its high standard of living, which is reflected in the quality of the shops and services that it has to offer.

In addition to the Co-op, Ilkley only has 3 other foodstores being Booths, a Tesco Superstore and M&S Simply Food. Booths is a premium supermarket chain that offers a wide range of high-quality products with a strong focus on local sourcing. Tesco is the largest supermarket operator in the UK, known for its wide range of products and competitive pricing. M&S Simply Food is a convenience store format with a loyal customer base.

Being situated on the western edge of Ilkley town centre, which is where the majority of local residents live, the Bolton Bridge Road Co-op is in the most desirable and convenient location.

Transactions

Date	Town	Tenant	Term (years)	Price	NIY	YIELD (%)
On Market	Tonbridge	Co-operative Group Food Limited	11.9	£1,040,000	5.00%	5.0
On Market	Lower Clapton	Co-operative Group Food Limited	11	£1,400,000	5.39%	5.39
Aug-22	Harrogate	Co-op	8.3	£1,475,000	4.75%	5.0
Jul-22	Bream	Co-op	14	£2,075,000	3.94%	5.6
May-22	Harrogate	Sainsburys	3	£851,000	4.77%	4.5
Mar-22	Telford	Co-op	13	£1,068,000	4.89%	5.46



Further information

James Keys

M: 07771 997 374

E: james.keys@bidwells.co.uk

Tom Handy

M: 07442 779 975

E: thomas.handy@bidwells.co.uk

Bidwells

25 Old Burlington Street

London W1S 3AN

020 7493 3043

February 2023

EPC Rating

The property has an Energy Performance Certificate rating of B35. A copy of the certificate is available upon request.

Proposal

Offers are invited in excess of **£1,500,000**, subject to contract and exclusive of VAT.

The remaining rent concession over the unexpired term is to be topped up by the Vendor.

A purchase at this level reflects an attractive Net Initial Yield of 5.83% assuming purchaser's costs of 6.1%.

VAT

The Property is not VAT elected.

Anti Money Laundering (AML)

The successful purchaser will be required to provide AML information in accordance with HMRC regulations when Heads of Terms are agreed.

Legal Costs

Each party is to bear their own costs.

Bidwells

25 Old Burlington Street
London W1S 3AN
020 7493 3043
bidwells.co.uk

IMPORTANT NOTICE

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017.
Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.