

TOWN CENTRE INVESTMENT OPPORTUNITY

THE PORT ARCADES

ELLESMERE PORT, CH65 0AP





INVESTMENT CONSIDERATIONS

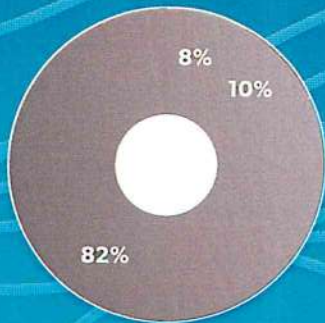
- Ellesmere Port is a port town located on the River Mersey in Cheshire, 6.6 miles (11 km) north of Chester and 11.8 miles (19 km) south east of Liverpool city centre. Trains connect Ellesmere Port to Liverpool Central and Chester.
- A Town Centre Masterplan has identified a number of strategic sites for regeneration and development seeking to draw private sector investment.
- Cheshire West and Chester Borough Council are undertaking significant investment into Ellesmere Port town centre with initiatives including the relocation of the council offices from Chester to a new HQ hub adjacent to the Port Arcades and relocation of the existing bus station.
- As a central hub between Cheshire and Merseyside with excellent transport links, the town is an increasingly popular suburb with families and young professionals, with planning consent in place for over 5,000 additional new homes.
- Port Arcades dominates the retail offer in Ellesmere Port providing complete control of the town centre.
- A partially covered shopping centre extending to 326,217 sq ft and comprising 73 retail units.
- The centre has a strong convenience retail focus, with key tenants including Wilko, Home Bargains, Iceland, Boots and Costa.
- The scheme benefits from close proximity to the town centre's main car park, with approximately 1,200 spaces, and a large Asda supermarket.
- Annual footfall of approximately 5 million in 2017.
- The property is held on 5 long leasehold interests from Cheshire West and Chester Borough Council. The leases have 92 years unexpired and a combined head rent of £88,000 per annum. The head rent is subject to a geared increase in October 2025 to approximately £200,000 pa.
- Negotiations with the council to consolidate and extend the current long leasehold interests into one title are currently in progress.
- 82% of the income is secured against national multiple tenants and 39% is secured on leases with more than 5 years to expiry.
- Average weighted unexpired lease term of 4.46 years to expiry and 2.79 years to breaks.
- Re-based rents range between £25 - £30 Zone A.
- Robust occupational trading demonstrated by the recent new letting to 5 Pound World and several ongoing lease renewals being progressed.
- Significant asset management and development opportunities to add value and enhance the retailing environment as well as improve cash flow by offsetting landlord shortfalls.
- Gross passing rent of £1,864,590 per annum.
- Net passing rent of £1,046,990 per annum.
- Estimated rental value of £1,521,247 per annum.

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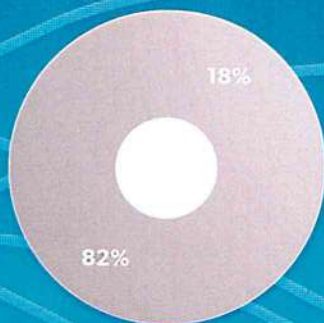


National Multiple Income



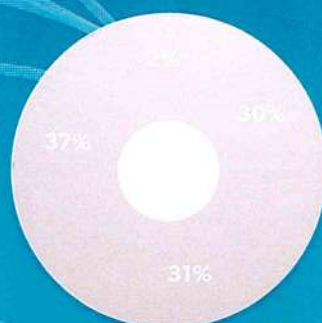
Local ■ Regional ■ National

Vacancy by ERV



Vacant ■ Occupied

Gross Income to Expiry



■ 0-2 years ■ 2.5 years ■ 5-10 years ■ 10+ years

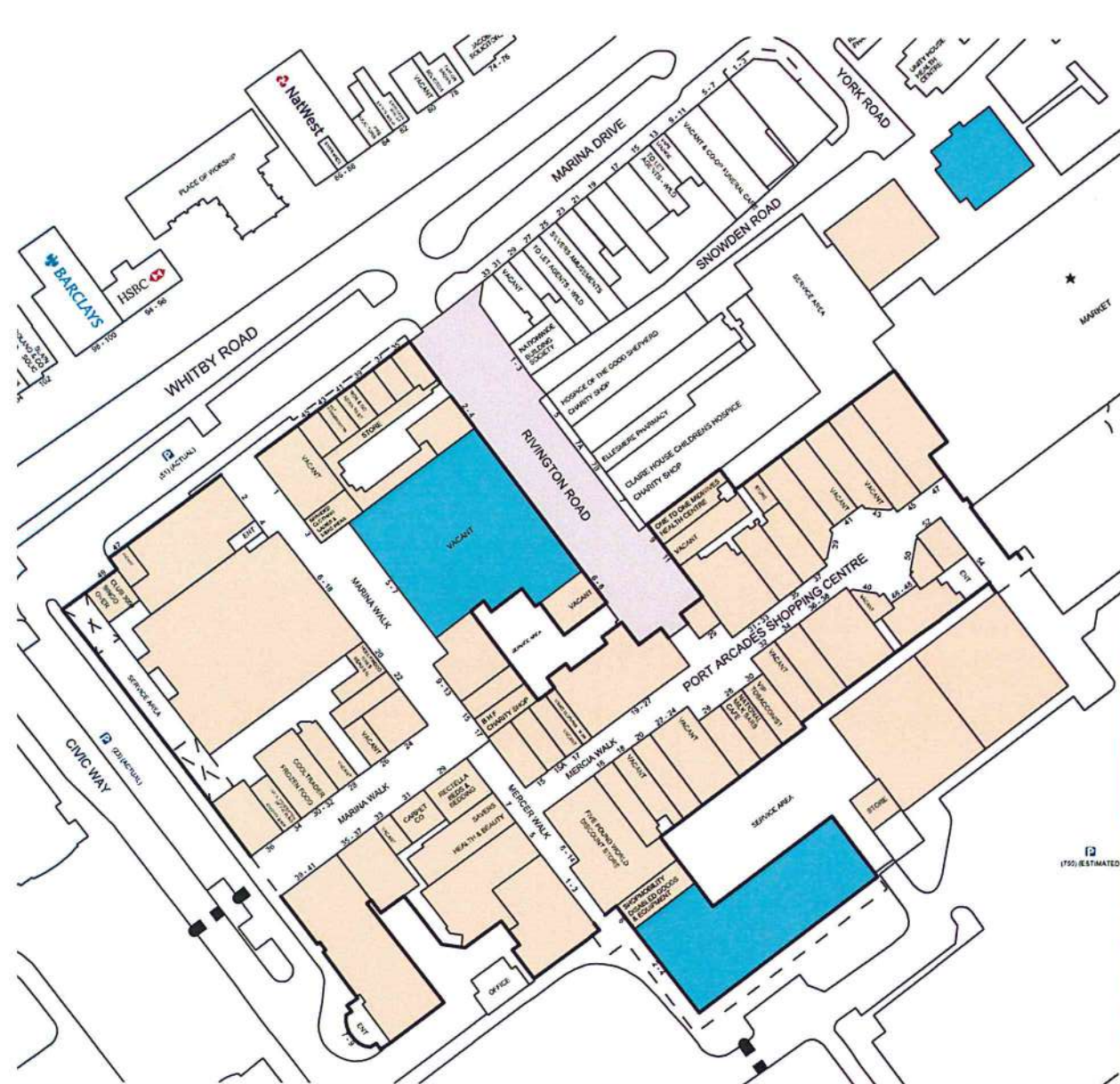
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'The population within 10km of the centre of Ellesmere Port is estimated to be 242,806'

Source: Focus





ASSET MANAGEMENT

(1) Headlease Re-gear: Negotiations with Cheshire West and Chester Council are currently in progress for a re-gear of the existing headleases. It is proposed that the existing interests will be consolidated into one long leasehold for 250 years at a fixed ground rent. Further information can be supplied upon request.

(2) Rivington Road Redevelopment: The large former B&M unit and 6-8 Rivington Road are currently vacant. The configuration of these units, with frontage onto both Rivington Road and Marina Walk, offers the opportunity for demolition and repurposing of the area as a central town square, linking the two sides of the town centre.

Cheshire West and Chester Council are supportive of this proposal including the possibility of construction of a selection of smaller A3 units to promote the town's night-time economy and encourage further footfall into the town centre from the growing population of young families. The initiative would have positive impacts on net operating income by mitigating landlord irrecoverables.

(3) New Council Hub: Cheshire West and Chester Council are currently advancing plans for redevelopment of the Civic Way bus station into a new Shared Services Hub. The hub will bring together community and council facilities with a wide range of council, health and housing facilities, driving further footfall into the town centre.

(4) Bus Station Relocation: On construction of the new council hub, the bus station will be downsized and relocated to Civic Way.

(5) New Letting to the NHS: Discussions are underway with the local NHS trust for repurposing of the 29,000 sq ft vacant unit at 2-4 Mercer Way into a new NHS Hub. The hub would combine facilities from all local GP practices and health clinics into one central location, providing increased footfall and a decrease in landlord shortfalls.

(6) York Road Doctors Surgery: Terms have been agreed with the current tenant for a new 5 year lease at £58,250 per annum. Should plans for the new NHS Hub on Mercer Walk go ahead, the council have expressed an interest in purchasing the unit.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole selling agent:

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