Truro, 17/18 King Street TR1 2RQ

Prime Freehold Retail Investment

Schuh & Fone Case

HRH Retail

Truro, 17/18 King Street TR1 2RQ

Prime Freehold Retail Investment | **Schuh & Fone Case**

INVESTMENT CONSIDERATIONS

- Truro is the dominant retailing and administrative centre in Cornwall
- Arguably the finest shopping location in the city
- Two shops both let on recently rebased rents
- Offers in excess of £1,475,000
- Net initial yield of approximately 8% assuming normal purchaser's costs

TRURO

The cathedral city of Truro is an historic and thriving centre and Cornwall's dominant retailing and administrative location. The city is situated approximately 55 miles west of Plymouth, 120 miles south-west of Exeter and 230 miles southwest of London.

Truro benefits from excellent road communications. It is situated on the A39 which connects with the A30, providing a direct link to Exeter and other key Cornish towns including Penzance, Bodmin and Newquay.

The area is well served by the rail network with Truro station having a regular direct service to London Paddington with a fastest journey time of 4 hours 20 minutes. The station also provides connections to Exeter and Plymouth with fastest journey times of 2 hours 20 minutes and 1 hour 10 minutes respectively.

Truro has a primary catchment population of approximately 320,000 but as Cornwall's only city draws on a far wider hinterland. The city boasts an affluent catchment population with a significantly above average proportion of the population designated within the AB social demographic. Furthermore, Truro attracts over 350,000 tourists per annum many visiting the famous Gothic Revival Cathedral and the Royal Cornwall Museum.

RETAILING IN TRURO

Truro is one of the most dominant shopping destinations in the West County drawing on extensive parts of the southwest peninsular and providing shoppers with the best and most extensive shopping offer west of Plymouth and Exeter.

Truro's prime shopping pitch lies along pedestrianised Pydar Street and further onto King Street and St Nicholas Street. Truro's standing as a retail centre was elevated with the 2002 development of the Lemon Quay Centre which gave Marks & Spencer a larger store and brought Primark to the town.

Truro, 17/18 King Street TR1 2RQ

Prime Freehold Retail Investment | **Schuh & Fone Case**

LOCATION

The property is situated in arguably a 100% prime retailing location on King Street the link thoroughfare between pedestrianised Pydar Street and Boscawan Street.

The property lies adjacent to Clarks and directly opposite Moss, Vodafone and Hotel Chocolat. Other nearby multiple retailers include Smiggle, Deichmann and L'Occitane with New Look, TK Maxx, Superdry and White Company also close by.

DESCRIPTION

The property is of brick construction under a part slate part flat roof.

17 King Street (Schuh) comprises a large ground floor shop with first floor storage and staff. The store has the benefit of rear servicing and staff car parking.

18 King Street (Fone Case) comprises a small ground floor shop with first and second floor ancillary accommodation.

TENANCIES

17 King Street – The entire property is let to Schuh Ltd on a 5 year full repairing and insuring lease from 15 October 2022 (approximately 5 years unexpired) at an initial rent of £45,000 per annum rising to £90,000 per annum on 15th June 2023.

18 King Street – The entire property is let to Your Phone Care Ltd (t/a Fone Case) on a 10 year full repairing and insuring lease from 30th June 2020 (approximately 7.5 years unexpired) at a current rent of £34,750 per annum. The lease has an upward only rent review at the fifth year.

The vendor will 'top up' the remaining Schuh half rent concession to £90,000 per annum giving a purchaser a total current income of £124,750 per annum.

TENURE

Freehold. 19/20 King Street (Clarks) have a fire escape right of way and access to drains over the rear service bay.

Truro, 17/18 King Street TR1 2RQ

Prime Freehold Retail Investment | **Schuh & Fone Case**

ACCOMMODATION

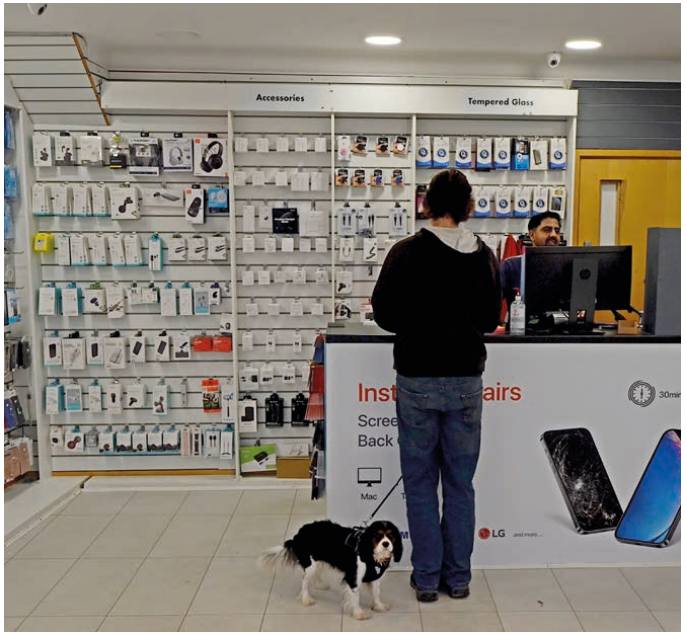
The shops have the following approximate dimensions and net internal areas:

17 King Street (Schuh)

Gross Frontage	26 ft 2 ins	7.97 m
Internal Width (max)	36 ft 9 in	11.20 m
Ground Floor Sales	1,967 sq ft	182.74 sq m
ITZA	1,004	-
Ground Floor Ancillary	527 sq ft	48.96 sq m
First Floor Storage/Staff	2,357 sq ft	218.97 sq m
Total NIA	**4,851 sq ft**	**450.67 sq m**

18 King Street (Fone Case)

Gross Frontage	19 ft 2 ins	5.84 m
Internal Width	15 ft 2 ins	4.62 m
Ground Floor Sales	314 sq ft	29.17 sq m
ITZA	314	-
First Floor Storage/Staff	248 sq ft	23.04 sq m
Second Floor Storage	285 sq ft	26.48 sq m
Total NIA	**847 sq ft**	**78.69 sq m**



Truro, 17/18 King Street TR1 2RQ

Prime Freehold Retail Investment | **Schuh & Fone Case**

COVENANT INFORMATION

Schuh Limited (Company No. SC125327) is a cutting-edge footwear retailer aimed at a youthful and fashion conscious market. The company trade from approximately 118 units in the UK and Ireland and stock mainly branded goods including Nike, Adidas, Ugg, Converse and Vans.

Schuh Limited (Company No. SC125327) reported the last three years trading figures:

	31/05/2021	31/05/2020	31/05/2019
Turnover	£234,041,000	£290,638,000	£288,418,000
Pre Tax Profit (Loss)	(£21,192,000)	561,000	(£4,624,000)
Shareholder Funds	(£5,450,000)	£65,312,000	£64,557,000

Schuh Limited have a Creditsafe rating of 51 indicating a "low risk" of business failure.

Fone Case are a phone repair specialist and covers retailer.

Your Phone Care Ltd (Company No. 08992850) reported the last three years trading figures:

	31/05/2021	31/05/2020	31/05/2019
Shareholder Funds	£105,870	£46,213	£39,897

Your Phone Care Ltd have a Creditsafe rating of 45 indicating a "moderate risk" of business failure.

TOWN PLANNING

The properties lie within the Truro Central Conservation Area.

RENTAL VALUE

17 King Street (Schuh)

We devalue the current passing rent of £90,000 per annum to show a Zone A rate of approximately £76.30 psf assuming a rate of £7.50 psf on the ground floor stock and £4 psf on the first floor ancillary accommodation.

18 King Street (Fone Case)

We devalue the current passing rent of £34,750 per annum to show a Zone A rate of approximately £105.70 psf. This assumes £4 psf on the first floor ancillary accommodation and £2 psf on the second floor storage.

Rents in Truro have historically reached over £140 psf Zone A. Today occupational take up remains good and following the pandemic rebased rents such as these provide retailers with a competitive level of occupational costs.

Truro, 17/18 King Street TR1 2RQ

Prime Freehold Retail Investment

Schuh & Fone Case

EPC

17 King Street (Schuh) has an EPC Rating of 54C.
18 King Street (Fone Case) has an EPC Rating of 63C.

VAT

We understand that the property has been elected for VAT and anticipate that the sale would be treated as a Transfer of a Going Concern (TOGC).

PROPOSAL

We are instructed by our client to seek offers in excess of **£1,475,000 (One Million Four Hundred and Seventy Five Thousand Pounds)** subject to contract and exclusive of VAT for the freehold interest in the property.

A purchase at this level, based on the 'topped up' income of £124,750 per annum, would reflect an attractive net initial yield of approximately **8%** assuming normal purchaser's costs.

Please note that all prospective purchasers will need to be verified for anti-money laundering purposes prior to a sale contract being agreed.

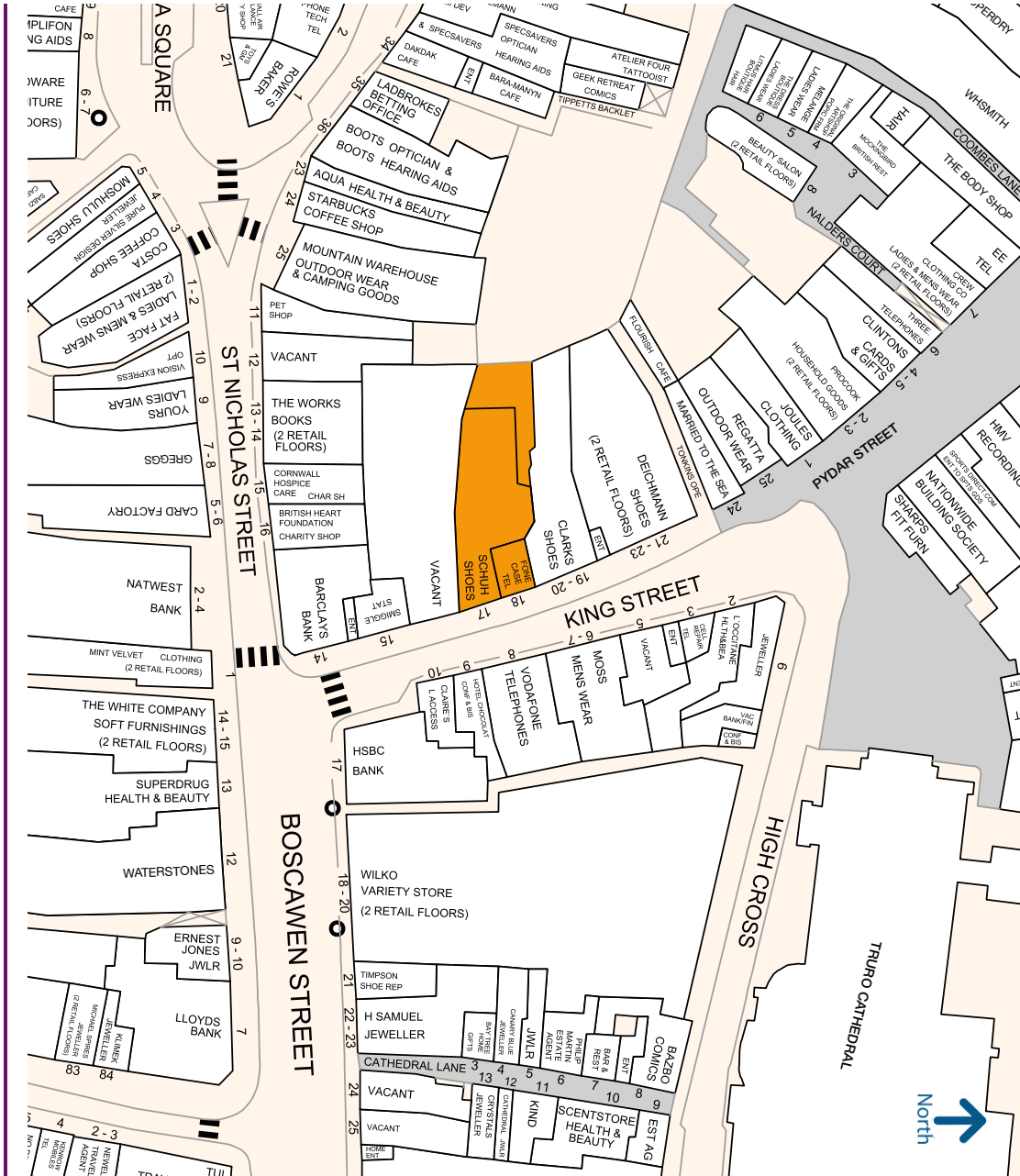
CONTACT

To view copies of the leases, information on title, the EPCs and other information please visit HRH Retail's website: **http://www.hrhretail.com/property/truro3**

To register interest and to carry out an internal inspection please contact:

Jeremy Lovell
jeremy@hrhretail.com
T 020 7908 7037
M 07949 619657

HRH Retail
6 Duke Street
Marylebone
London W1U 3EN

T: 020 7499 5399 | www.hrhretail.com

DISCLAIMER NOTICE: Whilst every care is taken in the preparation of these particulars Harmer Ray Hoffbrand LLP, any joint agents involved and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. November 2022.