



THE PARADE, PAGHAM BOGNOR REGIS

PO21 4TW



Freehold South East Convenience Store
Investment with Development Potential

KIM
REAL ESTATE

INVESTMENT SUMMARY

- A prominent 0.48 acre freehold site in the historic seaside village of Pagham
- A former hotel redeveloped into a convenience store
- Let to Co-operative Group Food Limited until 10th September 2029
- Low passing rent of £85,000 per annum
- Property can provide access to the two upper floors offering redevelopment potential

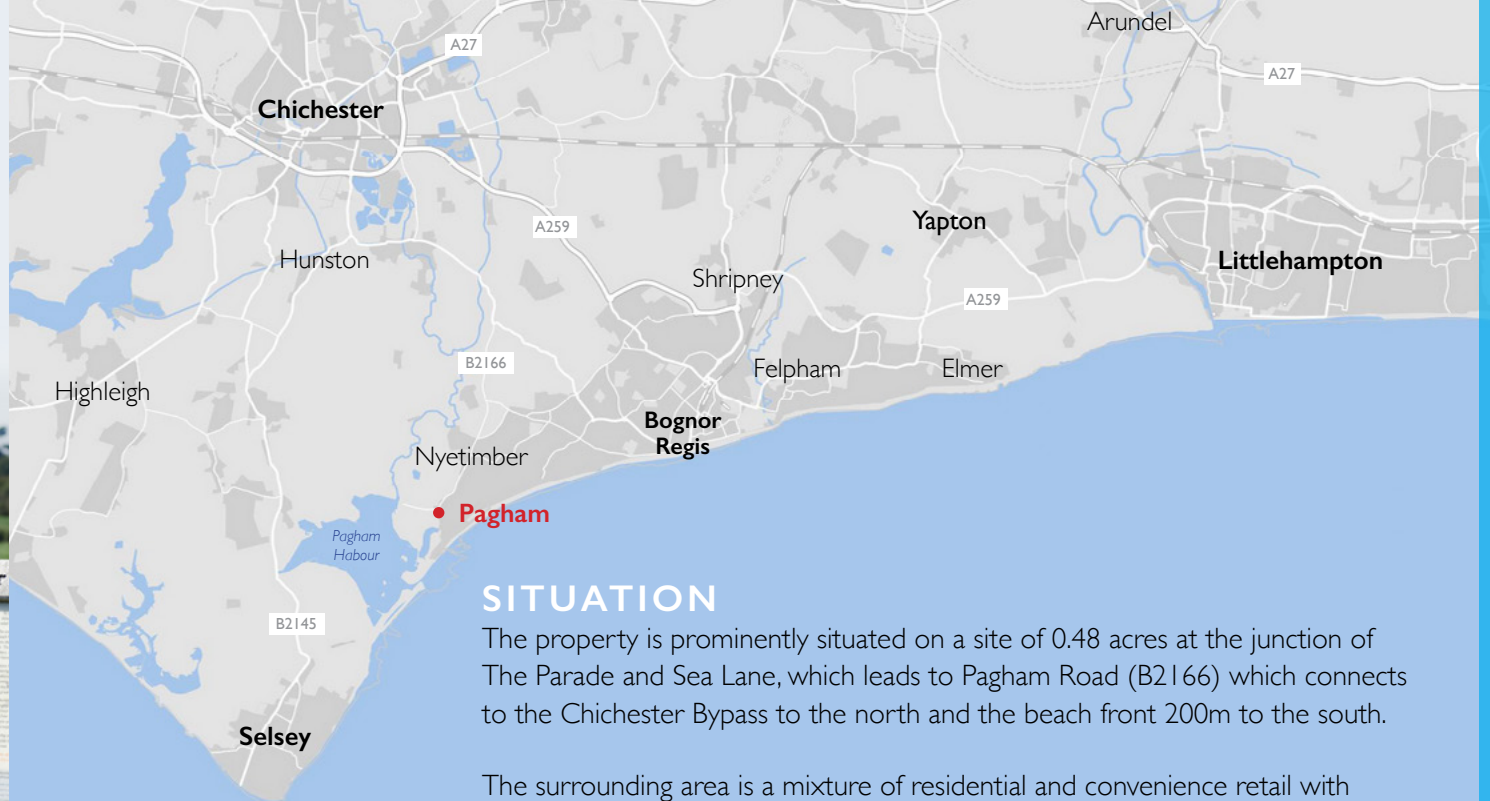
We are instructed to seek offers in excess of **£1,150,000** subject to contract and exclusive of VAT. A purchase at this level reflects an **initial yield of 7%** after allowing for purchase's costs of 5.89%.



LOCATION

Pagham is a popular and prosperous seaside village in the Arun district of West Sussex. The village is located 3.5 miles west of Bognor Regis, 15 miles south west of Arundel, 11 miles west of Littlehampton and 5 miles south of Chichester. Pagham has a year round population of 6,100 with many extra summer visitors.

Pagham Harbour's 600 hectares are home to some impressive historical heritage, including medieval forts and the old Selsey Tram embankment. Its habitats and wildlife are also protected as a Site of Scientific Special Interest (SSSI), a Local Nature Reserve (LNR), a Special Protection Area (SPA), a Marine Conservation Zone (MCZ) and a RAMSAR Site.



SITUATION

The property is prominently situated on a site of 0.48 acres at the junction of The Parade and Sea Lane, which leads to Pagham Road (B2166) which connects to the Chichester Bypass to the north and the beach front 200m to the south.

The surrounding area is a mixture of residential and convenience retail with the hugely popular Haven Church Farm Holiday Village located 0.5 west of the subject property. This 5-star holiday park offers 36 lodges, 5 chalets and 836 caravans and attracts 4,000 visitors daily in the summer months.

DESCRIPTION

The property is a three storey converted hotel of brick construction under pitched roofs with dormer windows. The ground floor provides an open plan sales area with ancillary accommodation.

The upper floors are currently unused. However, when a hotel, comprised 11 letting bedrooms on the first floor with WC and shower facilities and ancillary storage on the second floor.

The site provides vehicular access from both The Parade and Sea Lane with additional pedestrian access. There are 24 car parking spaces.



For indicative purposes only.



ACCOMMODATION

We set out below the net internal floor areas of the property:

Description	sq m	sq ft
Ground Floor Sales & Ancillary	4,550	422.70
First Floor - Unused	4,000*	371.57
Second Floor - Unused	Not accessed	

*Approximate areas

TENURE

Freehold.

TENANCY

The property is let to Co-operative Group Food Limited on a 15 year full repairing and insuring lease from 11 September 2014 at a passing rent of £85,000 per annum. There are therefore 6.2 years unexpired. The lease is subject to an open market rent review on 11 September 2024.

The passing rent equates to £18.68 psf on the ground floor space used by the Co-op.

ASSET MANAGEMENT

The building offers a separate entrance to the upper floors measuring in excess of 6,000 sq ft offering the potential of alternative uses subject to gaining the necessary consents.



COVENANT INFORMATION

Co-operative Group Food Limited is a wholly owned subsidiary of The Co-operative Group, the UK's largest consumer co-operative with 4.41 million active members with a number of retail businesses, including food retail, financial services, legal services and funeral care. The company was established in 1844 and now operates 2,500 local, convenience and medium-sized stores, as well as employing 70,000 people. Their latest accounts are summarised below:

	01/01/2022	02/01/2021	04/01/2020
Turnover	£8,003,200,000	£8,081,300,000	£7,507,900,000
Pre-tax Profit	£4,800,000	£180,100,000	£204,000,000
Net Assets	£1,966,400,000	£1,921,300,000	£1,880,000,000

VAT

This property is elected for VAT and the sale will be treated as a Transfer of a Going Concern (TOGC).

EPC

The EPC certificate can be provided on request.

AML / KYC

In order to comply with Anti-Money Laundering legislation the purchaser will be required to provide satisfactory identification documentation to the vendor and their agents.

PRICING

We have been instructed to seek offers in excess of **£1,150,000** (One Million One Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT. A purchase at this level would reflect an **initial yield of 7%** after allowing for purchaser's costs of 5.89%.



FURTHER INFORMATION

KLM
 REAL ESTATE

ED GAMBARINI

E egambarini@klm-re.com

M 07825 689037

ROB DALES

E rdales@klm-re.com

M 07740 535395

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