



On the instruction of the  
Greater Manchester Pension Fund

# Reversionary Retail / Office Investment



Hartnell  
TaylorCook

020 7491 7323

[www.htc.uk.com](http://www.htc.uk.com)

## MOSS BROS PLC

92-94 King Street, Hammersmith, London, W6 0QW

## INVESTMENT SUMMARY

- Located in a prominent and busy location on King Street, Hammersmith.
- Multiple Retailers nearby include Primark, River Island, Iceland and Savers, as well as the Kings Mall Shopping Centre.
- Rent Reviews due in 2007 provide the opportunity to increase rental levels.
- Retail let to Moss Bros PLC.
- A Net Initial Yield of 5%, with a potential net reversionary yield of 5.75% by 2010.



## LOCATION

Hammersmith is one of West London's foremost commercial centres and lies between Kensington (to the East) and Chiswick (to the West).

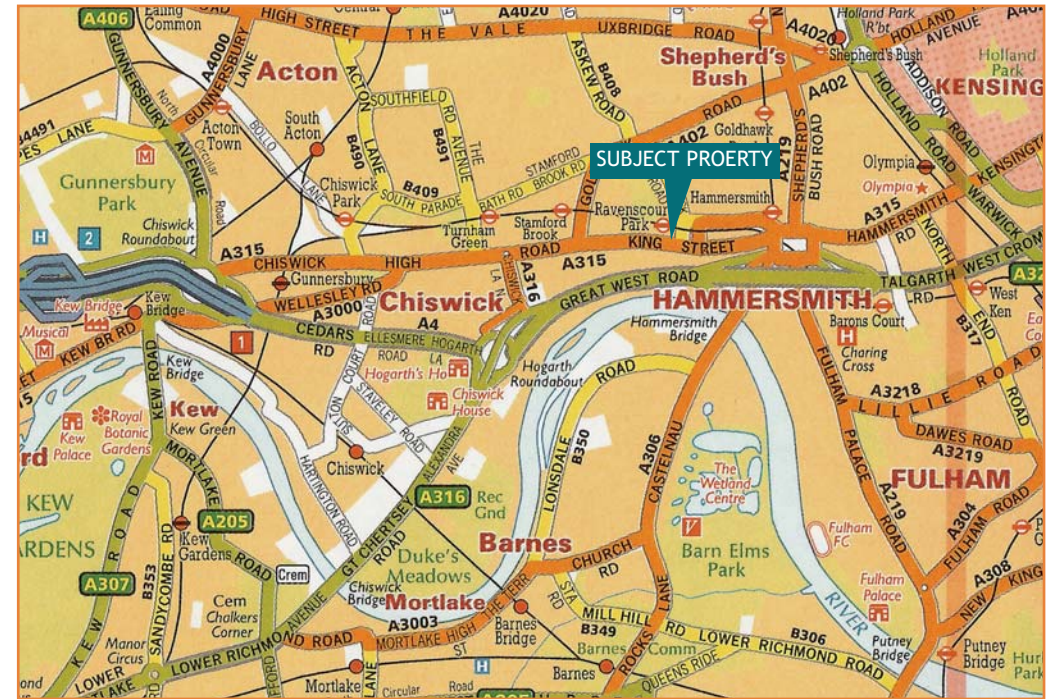
Hammersmith is densely populated and served by an excellent network of road links. The A4 passes through it and gives immediate access eastwards to Central London and westwards to the M4, to Heathrow, to the M25, and to the Thames Valley. The A40 lies a short distance to the north and in turn joins the A40(M) via the M41 West Cross Route.

Public Transport facilities are comprehensive. Hammersmith Underground Station (Piccadilly line, District line and Hammersmith & City line) are situated a short walk from the property. Numerous bus routes meet at Hammersmith Broadway Bus Station and serve the immediate area and beyond.

## SITUATION

The property lies on the northern side of King Street at its junction with Cambridge Grove.

The area is mixed-use although predominately a retail location accommodating numerous national multiples. Nearby multiple traders include Primark, Iceland, Savers Health & Beauty and KFC.



The property is close to the Kings Mall Shopping Centre which offers approximately 250,000 sq.ft of retail space and a covered multi-storey car park. Directly opposite the centre are key retailers such as HMV, Boots and Marks & Spencer.

## DESCRIPTION AND ACCOMMODATION

The property comprises a prominent four storey corner building arranged under a slated mansard roof with rendered external walls, and is believed to have been the subject of a comprehensive external redecoration in 2004.

The ground floor provides two retail units which are now occupied as one (albeit under two separate leases), with three upper floors arranged as offices. The offices benefit from their own entrance from Cambridge Grove, to a recently refurbished reception area which provides both a passenger lift and staircase to the three office floors. WC and Kitchen facilities are shared and access to them is from the common parts.

Part of the first floor is occupied by a dentist, whose premises are self-contained and have their own access from a separate entrance from King Street.

92-94 KING STREET, HAMMERSMITH, LONDON, W6 0QW

## TENURE

The property is held freehold.

## TENANCIES

The property is let in accordance with the attached tenancy schedule. Leases are drawn on an effectively full repairing and insuring basis, by way of a service charge.

Demise	Tenant	Size	Sq ft	(Sq m)	Lease	Rent pa	Comments
Shop 92	Moss Bros PLC	Retail Basement Store ITZA	839 294 496	(78) (27) (46)	FRI Lease expiring 28.9.2012	£33,050	Upward Only Rent Review 29.9.2007
Shop 94	Moss Bros PLC	Retail ITZA	740 527	(69) (49)	FRI Lease expiring 28.9.2012	£36,700	Upward Only Rent Review 29.9.2007
1st Floor 92	P Wahlgren & R Baise (Dentist)	Surgery Store	567 11	(53) (1)	FRI Lease expiring 28.9.2012	£10,500	Upward Only Rent Review 29.9.2007
1st Floor 94	Berkeley Scott	Offices Store	718 19	(67) (2)	FRI Lease from 1.12.2006 to 1.10.2012	£13,230	Tenant Break Option 1.11.2007  Upward Only Rent Review 1.12.2010  Excludes the security of tenure provisions of the Landlord & Tenant Act 1954
2nd & 3rd 92/94	Messrs Chart & Shestopal	Offices Kitchen & Store	2,232 59	(207) (5)	FRI Lease from 1.12.2006 for 2 years	£45,600	Excludes the security of tenure provisions of the Landlord & Tenant Act 1954
<b>TOTAL</b>			<b>5,479</b>	<b>(509)</b>		<b>£139,080</b>	

## TENANTS COVENANTS

### Moss Bros PLC

Moss Bros Group PLC trades from more than 150 stores throughout the UK and operates franchises for Hugo Boss and Canali. The company is divided into two trading divisions. The larger one (116 stores) includes Moss, Moss Bros Hire, Moss Bros, Savoy Taylors Guild and factory outlet stores. The other (the fashion division with 35 stores) includes Cecil Gee, Hugo Boss, Canali and Beale & Inman. Financial Year ending 28th January 2006 shows a Group turnover of £132.8m with a pre-tax profit of £6.2m. The 2005 results showed a turnover of £130m and a pre-tax profit of £5.7m. (www.mossbros.co.uk)

### Berkeley Scott Limited

Berkeley Scott Limited was incorporated in 1997 and its ultimate holding company is Berkeley Scott Group PLC which was incorporated in 1988. The company specialises in recruitment and advertising services to the domestic and international hospitality industry and the group has a turnover of £17m (2005), £16.6m (2004) and £14.4m (2003) and has been given 'A Very Low Risk (confidence rating) by Experian. (www.berkeley-scott.co.uk)

### Messrs Chart & Shestopal

After a recent restructuring of the partnership, this firm of solicitors operates under the banner of Barnett Alexander Conway Ingram (BACI) which has been established for over 60 years and operate from two offices, one located in Finchley and the other at Caldew House in Hammersmith. (www.bacisolicitors.co.uk)

## RENTAL VALUE

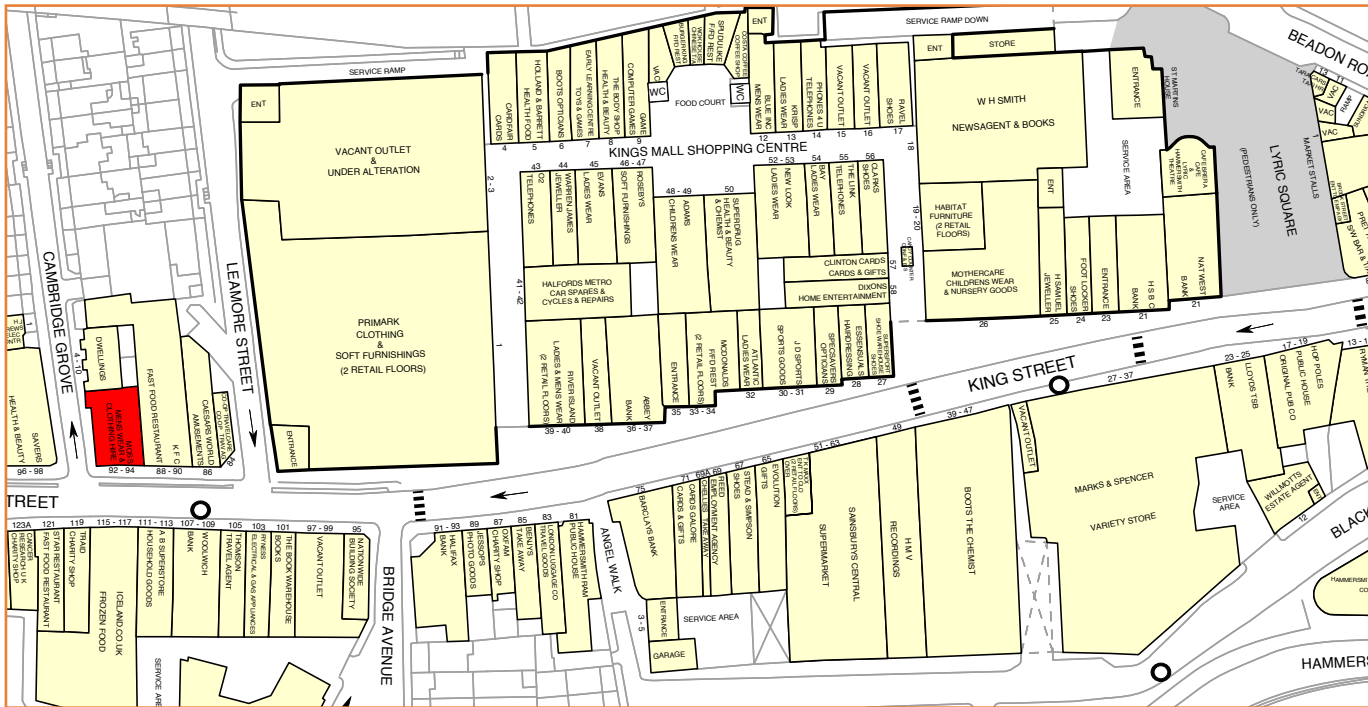
The retail units are presently let at Zone A rents of £63 and £69. A 2005 letting to Greggs at 129 King Street in a more secondary location achieved a Zone A of £73, whereas River Island located at 39-40 King Street has a Zone A of £120 based on 2003 levels. We believe that the rent is reversionary to £80 Zone A.

The office units and dental practice are let between £17.95 to £19.90 and we believe that the rent is reversionary to £20 per sq.ft.

On this basis the total rental value of the property is therefore £160,100 pa.



**92-94 KING STREET, HAMMERSMITH, LONDON, W6 0QW**



## ASSET MANAGEMENT POTENTIAL

Rent Reviews are due on the two retail leases, one office lease and the dental practice in 2007. The 1st floor offices are subject to a rent review in 2010. We believe the rents are reversionary.

The office lease on the 2nd and 3rd floors which will expire in 2008 will offer the opportunity to renew or re-let at an increased rental.

## VAT

We understand that the property has been elected for VAT purposes.

## PROPOSAL

We are instructed to seek offers in excess of **£2.63 million (Two Million Six Hundred and Thirty Thousand Pounds)**, which reflects a net initial yield of 5%, a potential reversionary yield of 5.6% after successful settlement of various rent reviews in September 2007 and a true equivalent yield of 5.91%, allowing for purchasers costs of 5.7625%.



## FURTHER INFORMATION

For further information please contact:-

**Jonathan Gilbert BSc MRICS ACIARB**

Partner

Direct Dial: 020 7409 3712

Mobile: 07770 576918

E-Mail: [jonathan.gilbert@htc.uk.com](mailto:jonathan.gilbert@htc.uk.com)

or

**Zamir Borg-Mirza BA(Hons) DipM MBA MA MRICS**

Associate

Direct Dial: 020 7409 3737

Mobile: 07774 017218

E-Mail: [zamir.borg-mirza@htc.uk.com](mailto:zamir.borg-mirza@htc.uk.com)

Hartnell Taylor Cook for themselves and for the vendor of this property, whose agent they are, give notice that:

Subject to Contract.

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of whole of an offer or contract; All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; No person in the employment of Hartnell Taylor Cook has any authority to make or give a representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation; No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn;

Adrian Gates Photography & Design 020 8874 9393

