

INVESTMENT FOR SALE

Roadside Retail/Trade Counter Warehouse with Parking
16,490 sq ft (1,532 sq m)

Lambert
Smith
Hampton

Campana House, Hawkeswood Road, Southampton SO18 1AB



INVESTMENT SUMMARY

An opportunity to acquire a single let trade / retail investment, strategically located on the South Coast.

Situated on a highly prominent roadside plot, adjacent to Centurion Park, established industrial/warehouse multi let scheme.

- Approx 1 mile from city centre
- Comprises 16,490 sq ft of ground floor sales, storage area plus first floor mezzanine and storage
- 0.93 acre site offering 0.31% site coverage
- Offers strong redevelopment opportunity
- Let to Company Shop Ltd on an FRI lease expiring 5th July 2036, offering an attractive income stream of approx. 14 years.
- Company Shop Limited (01927437) was acquired by Biffa Plc (FTSE 250) in 2021.
- Producing income of £175,000 pa with 5 yearly reviews linked to RPI with 2% and 4% cap and collar
- Freehold

We are instructed to seek offers in region of £4,000,000 (Four Million Pounds), subject to contract and exclusive of VAT.

A freehold purchase at this level reflects a Net Initial Yield of 4.11% with a capital value of £242 psf.



Company Shop: who we are...

Company Shop Group is the leading redistributor of surplus food and household products in the UK, enabling major manufacturers, retailers and brands to unlock the full potential from surplus stock, which may have otherwise gone to waste.

With a heritage spanning five decades and employing over 900 people today, Company Shop Group handled 75 million items in 2020 alone.

The stock we purchase is redistributed through Company Shop - a network of ten membership-only stores, at discounted prices, to individuals who work in the Fast Moving Consumer Goods supply chain, emergency services or NHS.

Stock donated by our supply chain partners powers our award winning social enterprise Community Shop, where members can purchase deeply discounted products. The revenue raised is used to deliver personal development programmes supporting members to live more fulfilling lives, resulting in stronger individuals and more confident communities.



Covenant:
Company Shop Limited represents a 4A2 covenant according to Dun and Bradstreet. A summary of the company's accounts to the end of 2020 is listed below, and is seen as a 'low-moderate' risk of business failure:

	30/09/2020 (£000s)	30/09/2019 (£000s)	30/09/2018 (£000s)
Turnover	£49,502	£44,225	£37,922
Profit before tax	£3,491	£2,823	£2,256
Shareholders' funds	18,481	15,682	13,148

Community Shop is our award-winning social enterprise, building stronger individuals and more confident communities.

It uses surplus food to do much more than feed those on the cusp of food poverty. It builds confidence, gives people purpose and nurtures stronger communities.

Providing its members with vital access to deeply discounted food, as well as life-changing learning and development programmes, Community Shop is a hand up, not a hand out.



Community
STORE

Powered by surplus and donated food from our amazing partners, Community Store offers food and household products from well-known brands at deeply discounted prices. For those on the cusp of food poverty, this vital access helps to feed families while making sure that perfectly good products don't go to waste.



Community
HUB

Powered by the profits from Community Store, Community Hub provides life-changing training and personal development through the Success Plan, helping people to increase their confidence, build on strengths and overcome barriers in their lives. Including anything from health and wellbeing to money matters and community leadership training - Community Hub inspires people to become the best version of themselves.



Community
KITCHEN

Powered by Community Store and Community Hub, Community Kitchen is a welcoming space where people can enjoy good quality meals at low cost prices. But they are much more than that. Through a range of events and family activities, they get people out of the house, get strangers talking and bring communities together. Their busy calendars include things like cook clubs, seasonal activities and family events - and kids can eat for free!

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LOCATION

Campana House is located on the A3024 on the east bank of the River Itchen, adjacent to Northam Bridge. The estate is situated approximately 1 ½ miles from Southampton Docks and Container Port, with the city centre approximately 1 mile to the west, and the M3 approximately 4 miles to the north. Junction 7 of the M27 is approximately 4 miles with east.

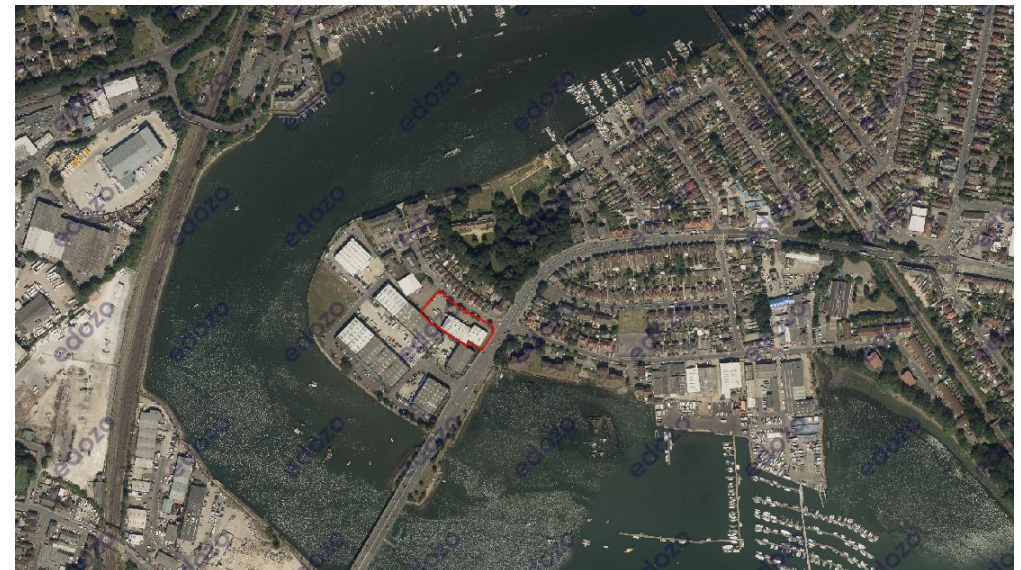
Campana House is situated adjacent to Centurion Business Park which houses tenants such as Royal Mail, Toolstation and He Man Dual Supplies.



DESCRIPTION

Campana House is in a prominent roadside position on one of the main thoroughfares into Southampton and was refurbished in 2021. The property comprises a detached modern retail/industrial unit, with ground floor retail/storage and first floor office with WC and kitchen facilities. The property is of steel frame construction with brick and preformed metal clad elevation. The site has a fully converted yard which is used for parking and loading.

- Constructed in 1990's
- Steel portal frame construction with glazed elevations onto Bitterne Road West
- Level loading door to rear
- 0.93 acre site
- 64 dedicated car parking spaces
- Ground floor sales/warehouse
- First floor offices and mezzanine store.



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SITE

The site extends to approximately 0.93 acre, providing a site coverage of 0.31%.

TENURE

Freehold

ACCOMMODATION

Gross Internal Area	SQ FT	SQ M
Ground Floor Warehouse	12,914	1,200
First Floor Offices	1,551	144
Mezzanine Storage	2,025	188
TOTAL	16,490	1,532



TENANCY

TENANT	AREA (SQ FT)	RENT (PER ANNUM)	RENT (PER SQ FT)	LEASE START	RENT REVIEW	LEASE EXPIRY	COMMENTS
Company Shop Limited	16,490	£175,000	£11.40 (not including mezzanine)	6 th July 2021	6 th July 2026	5 th July 2036	The lease provides for 5 yearly reviews to be compounded annually, linked to RPI with a cap and collar of 2% and 4%

The subject property offers an attractive income stream of approximately 14 years

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VAT

We understand that the property is elected for VAT and it is envisaged that the sale will be treated as a Transfer of Going Concern (TOGC)

EPC

The Energy Performance Asset Rating is B42.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VIEWING & FURTHER INFORMATION

For further information including arrangements for viewing, please contact the sole agents:

**Lambert
Smith
Hampton**

Dan Rawlings
M: 07702 809192
drawlings@lsh.co.uk

Jerry Vigus
M: 07711 167057
jvigus@lsh.co.uk

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A freehold purchase at this level reflects a **Net Initial Yield of 4.11%** with a **capital value of £242 psf**.

Following settlement of the July 2026 rent review, we expect that the running yield will increase as follows:

YEAR	COLLAR (%)	RUNNING YIELD (%)	CAP (%)	RUNNING YIELD (%)
5	2	4.53	4	5.00
10	2	5.10	4	6.08

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