FREEHOLD LONG INCOME CONVENIENCE STORE INVESTMENT

TESCO EXPRESS, 19 BLACK HORSE HILL, WEST KIRBY, WIRRAL CH48 6DS



PK3 AGENCY



INVESTMENT SUMMARY

- **Prominent newly converted convenience store in desirable West Kirby, Wirral Peninsula**
- West Kirby is located approximately **8 miles west of Liverpool** on the western side of the Wirral Peninsula
- Located on Black Horse Hill, approximately **half a mile from West Kirby town centre**
- West Kirby is an **affluent, family orientated area**, with an average house price of £407,369
- **Newly converted convenience store** with car park providing spaces for **19 vehicles**
- Well configured convenience store providing **4,078 sq ft** gross internal floor area
- To be let entirely to **Tesco Stores Limited**
- New FRI lease for a **term of 15 years** wef Practical Completion in January 2027
- Initial rent of **£138,000 per annum** (£33.84 psf)
- Rent to be reviewed **5 yearly upwards only in line with RPI** (1-3% cap and collar)
- Freehold

OFFERS IN EXCESS OF
£2,360,000 (STC)

NET INITIAL YIELD
5.50%

REVERSIONARY YIELD*
6.37% (2032) **7.39%** (2037)

*assumes annual RPI growth of 3%

LOCATION

West Kirby is an affluent coastal town on the north-western tip of the Wirral Peninsula, Merseyside. The town sits at the mouth of the Dee Estuary, approximately 8 miles west of Liverpool city centre.

The town is well known for its Victorian promenade, Marine Lake and views across to Hilbre Island and North Wales. Together with neighbouring Hoylake, it forms one of the most sought-after residential markets on the Wirral, with a strong mix of independent shops, cafés and restaurants and a number of highly regarded schools.

The Royal Liverpool Golf Club, located between West Kirby and Hoylake, has hosted The Open Championship on numerous occasions.

West Kirby railway station is the western terminus of Merseyrail's Wirral Line, providing direct services to Birkenhead and Liverpool Central, while the A540 provides road links south to Heswall and Chester.









SITUATION

The property occupies a prominent roadside position on Black Horse Hill, one of the main routes into West Kirby, approximately half a mile from the town centre and 0.8 miles from West Kirby railway station.

The surrounding area is an established and affluent residential suburb, made up predominantly of large detached and semi-detached family housing, with an average house price in West Kirby of £407,369 over the last 12 months.

Black Horse Hill Primary School lies approximately 0.3 miles from the property, with Calday Grange Grammar School and West Kirby Grammar School both within approximately 0.7 miles.

WEST KIRBY IS AN AFFLUENT, FAMILY ORIENTATED AREA, WITH AN AVERAGE HOUSE PRICE OF £407,369
(RIGHTMOVE)

DESCRIPTION

The property comprises the former Black Horse public house, a substantial detached building which is being converted and extended to provide a well configured convenience store on a site of 0.39 acres.

The store will benefit from a dedicated customer car park providing 19 spaces, accessed directly from Black Horse Hill.

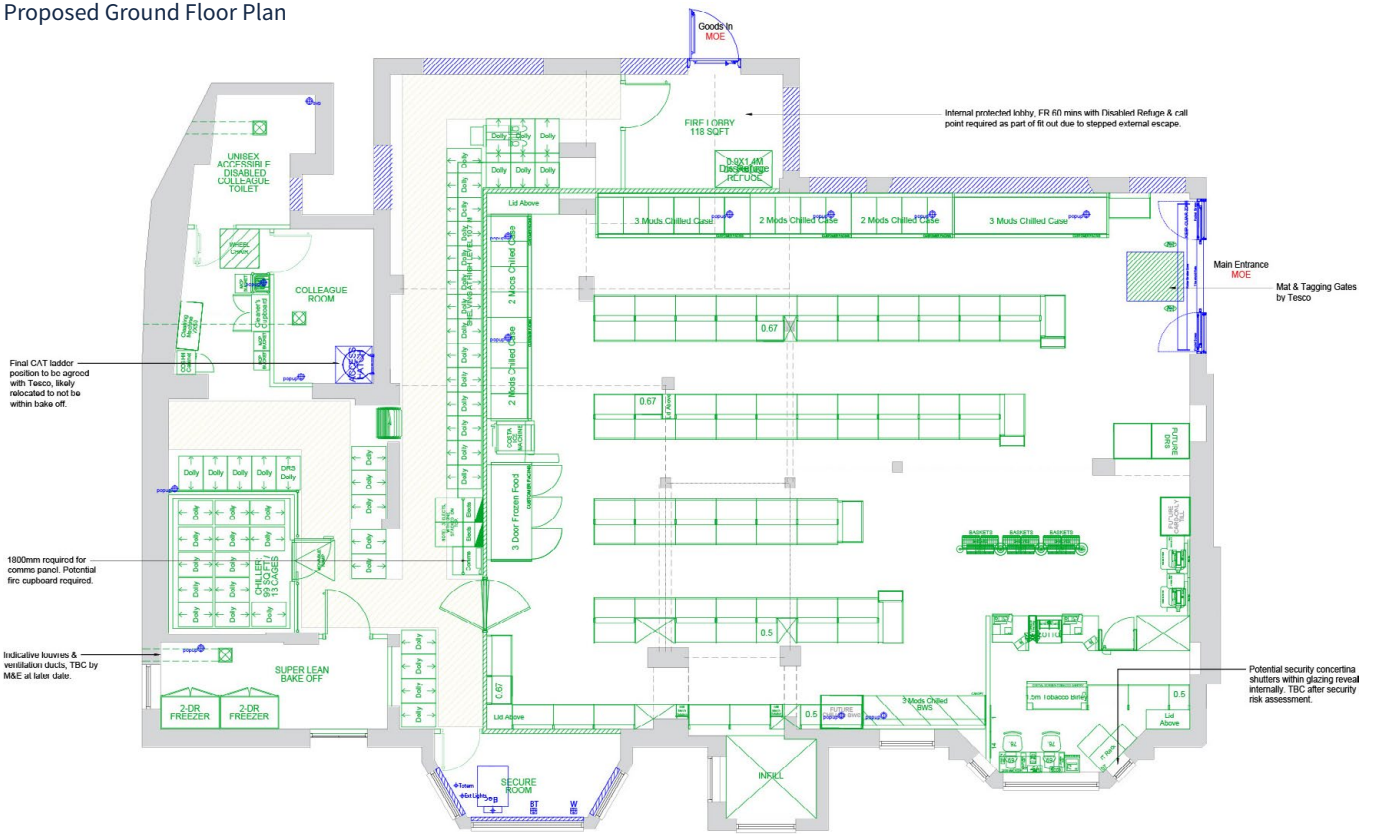
The first floor has been mothballed by the tenant and provides future redevelopment potential.

ACCOMMODATION

USE	SQ M	SQ FT
SALES AREA	238.01	2,562
BACK OF HOUSE	140.84	1,516
TOTAL	**378.85**	**4,078**
FIRST FLOOR	278.9	3,003

GROSS INTERNAL FLOOR AREA OF 4,078 SQ FT

Proposed Ground Floor Plan



Proposed East Elevation



Drawings: S+SA Architects

TENANCY

Tenant	Tesco Stores Limited
Lease Commencement	Practical Completion (expected January 2027)
Rent Incentive	6 months rent free (topped up by the vendor) - reduces to 1 month if Practical Completion occurs in January 2027
Lease Term	15 years
Repair	Fully repairing and insuring
Rent Reviews	5 yearly
Rent Review Mechanism	RPI annually compounded (1-3% cap and collar)
Rent (per annum)	£138,000
Rent (psf)	£33.84
LTA Act 1954	Inside

TENURE

Freehold

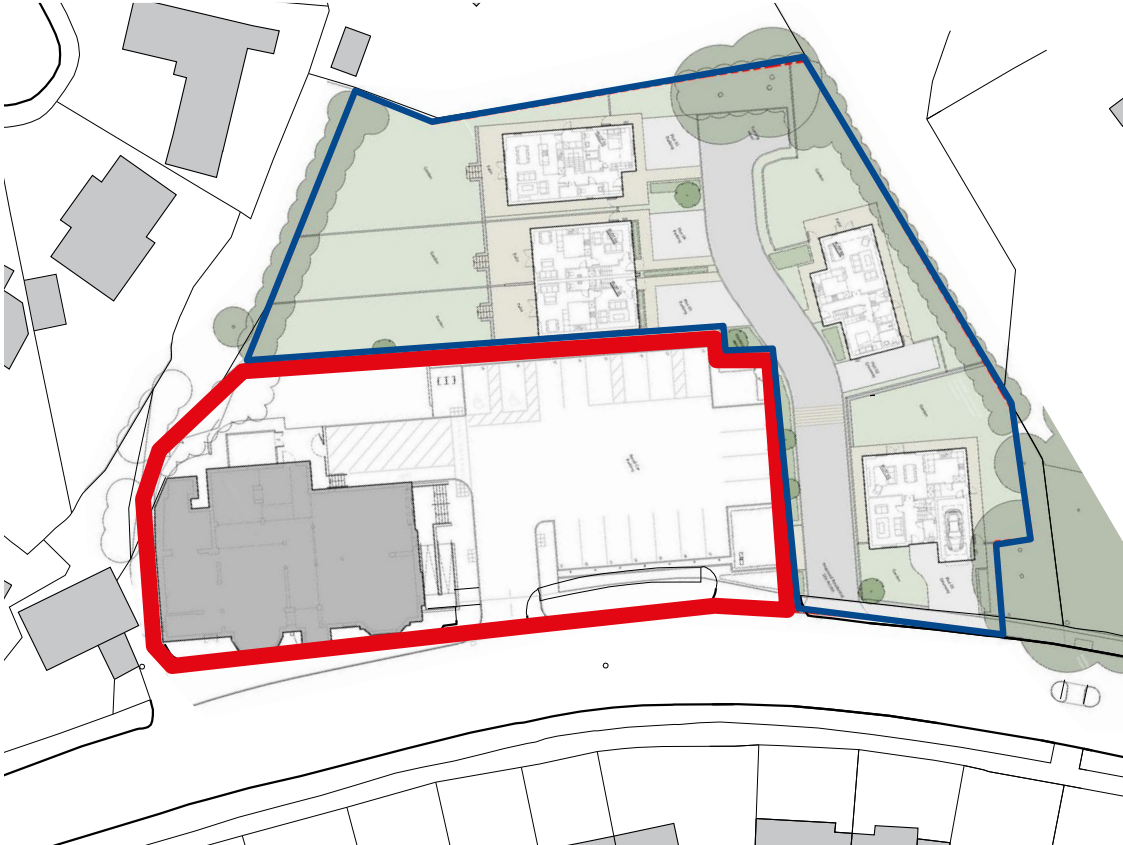
DATAROOM

Access to the dataroom can be provided on request. Information as follows:

- Tenancy Docs
- Title Docs
- Plans
- Planning Information
- EPC

NEW TESCO EXPRESS CONVENIENCE STORE WITH 19 CAR PARKING SPACES





COVENANT STATUS

TESCO

Tesco Stores Limited (company no. 00519500) is the principal UK trading subsidiary of Tesco PLC, the UK's largest grocery retailer, with a UK market share of 28.5%.

Founded in 1919, Tesco trades through its Extra, Superstore, Metro and Express formats and is opening more than 70 new Express convenience stores before March 2027.

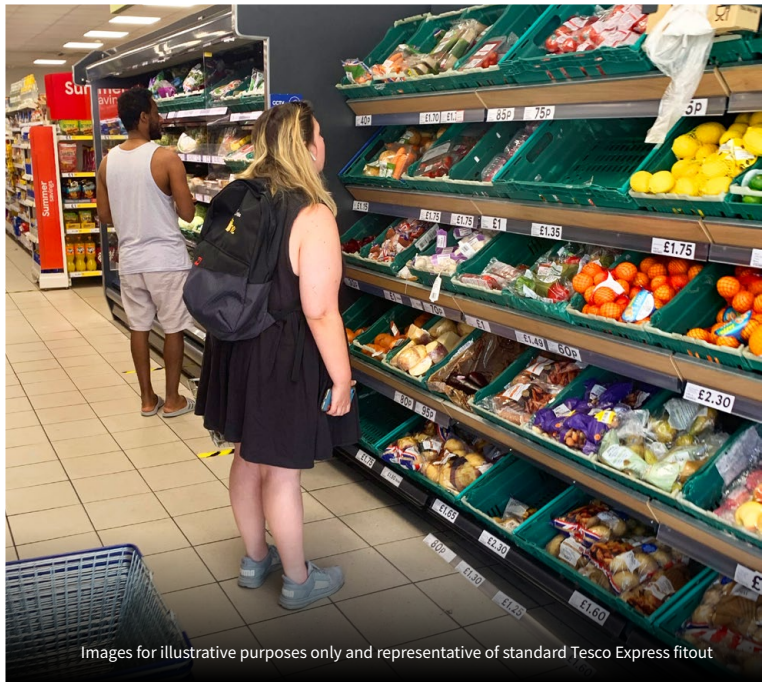
A summary of the latest company accounts are provided below:

Tesco Stores Limited	22 Feb 2025	24 Feb 2024	25 Feb 2023
Revenue	£50,837,000,000	£49,247,000,000	£47,481,000,000
Pre-tax Profit	£1,660,000,000	£1,469,000,000	£565,000,000
Net Worth	£5,126,000,000	£4,402,000,000	£4,385,000,000









Images for illustrative purposes only and representative of standard Tesco Express fitout

PROPOSAL

We are instructed to seek offers in excess of

£2,360,000 (STC)

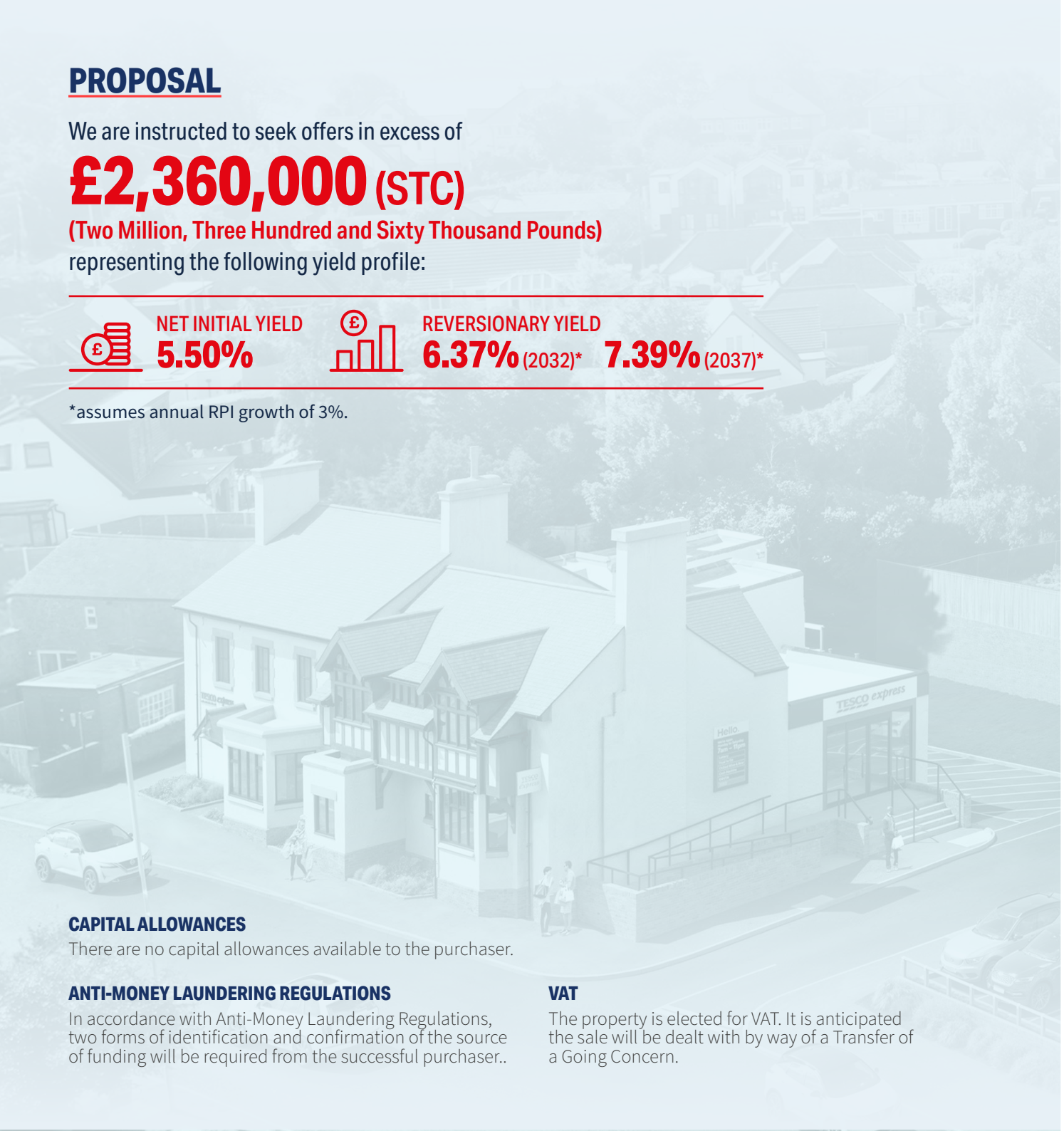
(Two Million, Three Hundred and Sixty Thousand Pounds)

representing the following yield profile:

NET INITIAL YIELD
5.50%

REVERSIONARY YIELD
6.37% (2032)* **7.39%** (2037)*

*assumes annual RPI growth of 3%.



CAPITAL ALLOWANCES

There are no capital allowances available to the purchaser.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser..

VAT

The property is elected for VAT. It is anticipated the sale will be dealt with by way of a Transfer of a Going Concern.

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:



Sam Beckett
T: **07765 623 800**
E: **sam@pk3.agency**



Mark Powell
T: **07825 077 724**
E: **mark@pk3.agency**

PK3 AGENCY

PK3 Agency LLP
Bartle House
Oxford Court
Manchester
M2 3WQ

MISREP: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained here in is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. PK3 Agency nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable or fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements. October 2026.