

HIGH YIELDING INDUSTRIAL PROPERTY WITH FUTURE DEVELOPMENT POTENTIAL



# Moreton, Wirral

110 Reeds Lane | Moreton | Wirral | Merseyside | CH46 1PR





## INVESTMENT SUMMARY

- The property is situated in a popular Industrial / Trade location in Moreton, on the Wirral Peninsula.
- The asset benefits from excellent communications being situated in close proximity to Junction 1 and 2A of the M53 Motorway.
- Comprises a 1960s-built bakery known as the “Home of Cadbury Mini Rolls”, extending to 208,310 sq ft over ground and first floors.
- Site area of 6.98 acres, equating to c. 37% site cover.
- Bellway Homes are currently developing 257 residential properties adjacent to the site.
- Freehold
- Let to Premier Foods Group Limited, with an unexpired term of 4.12 years.
- Passing rent of £632,000 per annum, reflecting £3.03 per sq ft overall.
- Huge potential for future redevelopment, including as a residential site.

## PROPOSAL

Offers in excess of **£6.24 million** subject to contract and exclusive of VAT which reflects a **net initial yield of 9.50%** after purchasers costs of 6.63%.

A purchase at this level equates to a low capital value of £30 per sq ft.



PREMIER FOODS

TYPHOO TEA

MORETON STATION

BURTON BISCUITS

## LOCATION

The property is located in Moreton Village, on the north coast of the Wirral Peninsula, Merseyside; a short distance from Liverpool City Centre.

The M52 Motorway runs through the area, providing access to both Liverpool, Chester and the national motorway network.

This location close to Liverpool also enable the property to benefit from good access to the Port of Liverpool and John Lennon Airport.

Railway connectivity to the area is strong, with Moreton and Leasowe stations nearby. These are on the Wirral Line, which forms part of the Merseyrail Network and offers frequent direct travel into Liverpool Central. Both stations offer park and ride facilities.

The property is located 5 miles west of Liverpool Town Centre, 35 miles west of Manchester, 80 miles north west of Birmingham and 180 miles north west of London.

## SITUATION

The property is situated off Reeds Lane, which is a mixed-use area of residential and industrial land.

Access to the M53 Motorway is via Junctions 1 and 2, which are c. 1 mile from the subject property.

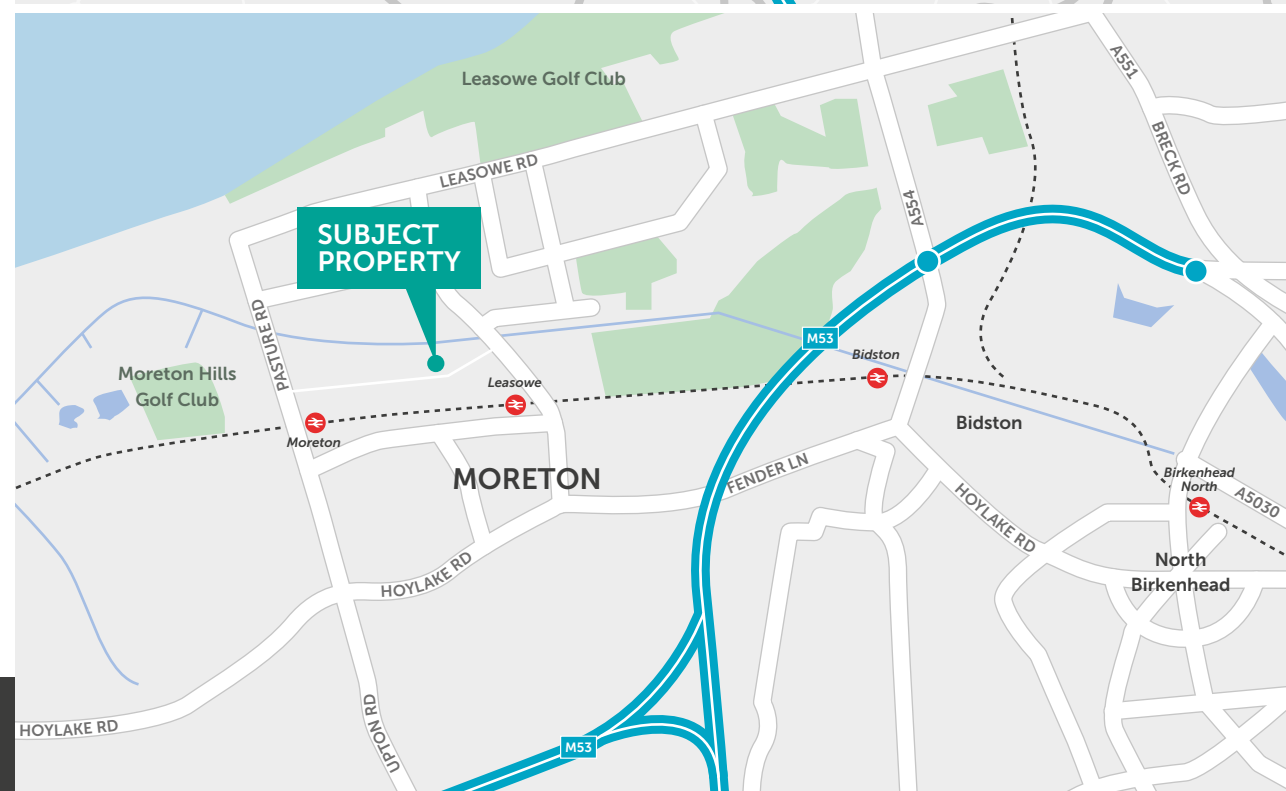
Typhoo Tea occupy the adjacent property.

Tarran Industrial Estate, situated to the west, houses a range of light Industrial, trade and warehousing/manufacturing premises.

Merseyside Transport Services and Bristol-Myer Squibb Pharmaceuticals are to the east, whilst residential land predominates to the North and South.

## CONNECTIVITY

Road	Distance
M53 (J2A)	1.6 miles
M62 (J4)	10 miles
M57	14 miles
M56	17 miles





## DESCRIPTION

The property, known as Moreton Bakery and famed for long being the manufacturing home of Cadbury's Mini Rolls, comprises a detached food manufacturing plant with a total floor area of 208,310 sq ft.

Built in the 1960s, the main building is of concrete construction. Accommodation includes integral office space and is arranged over ground and first floors. The roof structure includes eight concrete domes with north-facing lightwells.

A high bay profile frame unit with one loading door was erected in later years to the right-hand side of the building.

The property has four dock levellers to the front elevation, next to the main reception area, and there are additional loading doors to the side elevation. There are two large storage silos used to house flour and sugar.

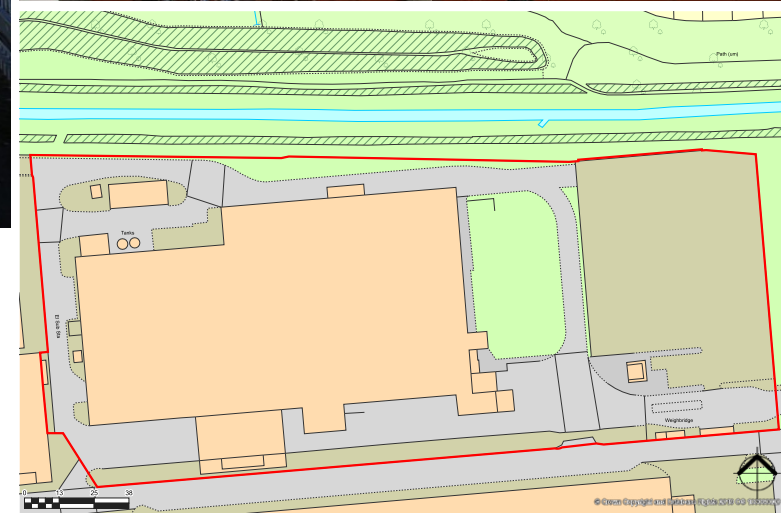
Internally, the tenant has fitted out the ground floor to accommodate the storage of ingredients and product packaging facilities prior to transport to the Rugby Distribution Centre.

There is an extensive production line at first floor level, where ingredients are mixed for cooking after being pumped up from the ground floor.

The office accommodation is generally open-plan, with solid carpeted floors and suspended ceilings. There is one passenger lift.

Externally, the property has a security lodge and approximately 150 marked car parking spaces to the front of the main building. A gravel area provides additional car parking.

*A high bay profile frame unit with one loading door was erected in later years to the right-hand side of the building.*



## ACCOMMODATION

The below table provides the following gross internal areas (GIA):

Demise	Sq ft	Sq m
Warehouse (GF)	106,031	9,850.60
Office (GF)	1,973	183.30
Ancillary (GF)	2,931	272.30
Warehouse (1st Floor)	97,375	9,046.40
<b>Total GIA</b>	<b>208,310</b>	<b>19,352.60</b>

## SITE PLAN

The total site area is 2.82 hectares (6.98 acres), which equates to a site cover of 37%.



## TENURE

Freehold.

## TENANCY

The property is single-let to Premier Foods Group Limited from 1st January 1998 to 2nd January 2026 at a rent of £632,000 per annum, reflecting £3.03 per sq ft on an overall basis.

The unexpired term is 4.12 years to expiry.

The lease is subject to a schedule of condition.

## COVENANT

Premier Foods Group Limited is a British food manufacturer owned by Premier Foods PLC. It is listed on the London Stock Exchange and is a constituent of the FTSE 350 Index.

The company currently produce items for some of the UK's largest brands, including Cadbury's, Mr Kipling, Bisto, Oxo and Lloyd Grossman.

Cadbury Cakes are manufactured on site by the tenant under licence from Mondelez International.

Seasonal demand varies the number of employees regularly on site between 200 and 400.

CreditSafe has rated the covenant as 86/100 (A), suggesting a very low risk of default. The previous three years accounts are summarised below:

Year to Date	Turnover	Pre-Tax Profit	Shareholder's Funds
28/03/2020	£811,200,000	-£11,200,000	£572,700,000
30/03/2019	£782,900,000	-£23,600,000	£34,800,000
31/03/2018	£779,500,000	£300,000	£89,100,000





CURRENT RESIDENTIAL DEVELOPMENT

TYPHOO TEA

BURTON BISCUITS

PREMIER FOODS

MORETON BAKERY HOME OF THE MINI ROLL

## RESIDENTIAL REDEVELOPMENT POTENTIAL

The site benefits from alternative use potential, particularly for residential and the former Burton's Biscuits Site to the immediate west of the subject property has been sold to Bellway Homes for residential development. Planning approval has been granted for the demolition of part of the existing industrial site and construction of a new housing development known as Jellicoe Gardens which will deliver 257 homes..

There is likely to be strong demand for open market housing on the site, with the lack of land in the North West and the constraints from the Wirral's outdated residential planning policies.

JLL therefore anticipate a residential land value in the region of £985,000 per acre (gross) for the site.





## INVESTMENT COMPARABLES

Property	Key Tenants	Size (sq ft)	WAULT	NIY	Price	Cap Val Psf	Date
Halesfield 6, Telford	Whittan Industrial	134,012	7.00	9.50%	£6,560,000	£49	Jun-21
Greenford Way, Leigh	XPO Logistics	80,202	5.00	6.25%	£6,700,000	£84	Feb-21
Phoenix Building, Ellesmere Port	Jaguar Land Rover	439,986	2.00	7.20%	£24,000,000	£55	Jan-21
Saturn Park, Knowsley	Singleton Trading & Relonchem	415,982	5.25	7.70%	£26,000,000	£63	Nov-20
Midpoint 18, Middlewich	Wincanton Holding	374,000	3.50	7.18%	£24,610,000	£66	Sep-20
Beacon Rd, Trafford Park	Houghton	90,740	2.00	6.45%	£7,000,000	£77	Dec-19

## PROPOSAL

Offers in excess of **£6.24 million** subject to contract and exclusive of VAT which reflects a **net initial yield of 9.50%** after purchasers costs of 6.63%. A purchase at this level equates to a low capital value of £30 per sq ft.

## EPC

The latest EPC for the property can be provided upon request.

## VAT

The property has been elected for VAT purposes.

It is anticipated that the investment sale will be treated as a Transfer of a Going Concern (TOGC).



## FURTHER INFORMATION

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

**Adam Creighton**  
+44 (0) 7525 582 834  
Adam.Creighton@eu.jll.com

**David Milbourn**  
+44 (0) 7793 155 508  
David.Milbourn@eu.jll.com

**Andrew Rands**  
+44 (0) 7740 414 036  
Andrew.Rands@eu.jll.com



MISREPRESENTATION ACT 1967 | DISCLAIMER COPYRIGHT © JONES LANG LASALLE IP, INC. 2021. All rights reserved.

Jones Lang LaSalle for themselves and for the vendors of this property whose agents they are give notice that: a) The particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. b) The information contained in this communication has not been independently verified. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained herein. Neither Jones Lang LaSalle nor any of their employees, directors, advisers and / or representatives shall have any responsibility or liability whatsoever for any loss howsoever arising from any use of or reliance upon this communication or its contents or any further communication relating to the subject matter of this communication or otherwise arising in connection with this communication. The information set out herein is confidential and may be subject to updating, completion, revision, verification and amendment and such information may change materially. c) No person in the employment of Jones Lang LaSalle has any authority to make or give any representation or warranty whatever in relation to the subject matter of this communication. November 2021. Designed and produced by Creativeworld. Tel: 01282 858200.