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Prime Nursery and Foodstore Investment

Aviator House, Tibbs Road, Haddenham, Buckinghamshire HP17 8NN



EXECUTIVE SUMMARY



- Prime day nursery and food store investment in the affluent location of Haddenham, Buckinghamshire
- Let to Bright Horizons nursery for 20 years (break year 15) at a rent of £78,250 per annum (£13.29 psf) with RPI linked reviews up to a cap at 3%, collar 1%
- Let to Co-operative Food Group Ltd on a 15 year lease at a rent of £96,000 per annum (£21.33 psf) with CPI linked reviews with a cap at 3%, collar 1%
- Combined annual rent of £174,250 per annum
- Forms part of a larger development site including 233 homes, 17 apartments, a 64-bedroom care home and 4.85 hectares of employment land
- Seeking a development partner for a forward commitment to purchase
- We are instructed to seek offers in excess of **£3,100,000** (Three million, one hundred thousand pounds) subject to contract. A purchase at this level shows a net initial yield of **5.28%** assuming purchaser's costs of 6.46%
- Consideration will also be given to the sale of the whole development including the 17 apartments
- Practical Completion and Lease Completions
- end of May 2020

HADDENHAM

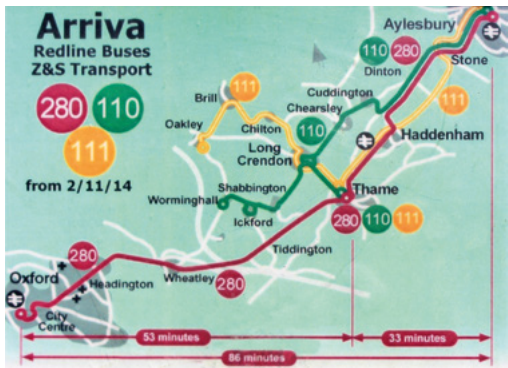
Haddenham is located in the Vale of Aylesbury, three miles north west of Thame, and six miles south west of Aylesbury. Consistently voted as one of the most popular places in which to live, Haddenham has a vibrant and active community and is very popular with commuters, being only 35 minutes into London Marylebone and 29 minutes into Oxford.

Haddenham has a range of businesses from large multi-nationals centred in the Haddenham Business Park to professional and managerial companies based at Thame Road Industrial Park.



The new development is within short walking distance of Haddenham and Thame Parkway station providing services into London Marylebone with the fastest travel time being 35 minutes and 29 minutes into Oxford.

A regular local bus service between Oxford, Thame and Aylesbury passes the end of Pegasus Way. Access to the M40 motorway is a short drive away (8 miles) via the A418.



By Rail from Haddenham & Thame Parkway

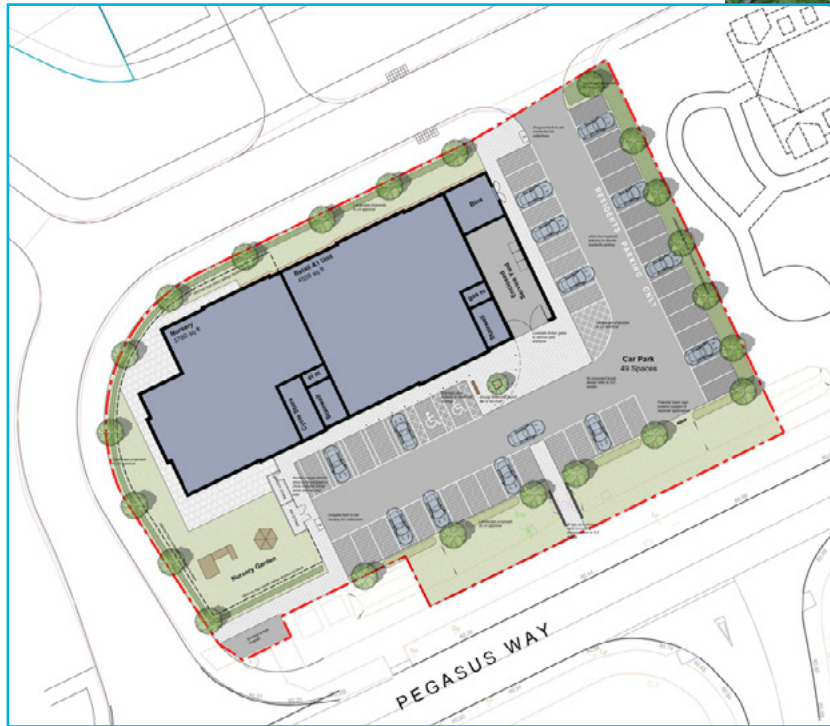
London Marylebone	35 mins
High Wycombe	12 mins
Bicester North / Bicester Village	12 mins
Banbury	23 mins
Oxford Parkway	22 mins
Warwick Parkway	44 mins
Birmingham Moor Street	76 mins

Distances by Road

Thame Town Centre	2.8 miles
M40 (Junction 7) Southbound	6.5 miles
M40 (Junction 8A) Northbound	7.8 miles
Aylesbury Town Centre	14 miles
High Wycombe	14 miles
Oxford	16 miles
Bicester Village Shopping Outlet	17 miles
Central London	44 miles
Luton Airport	32 miles
Heathrow Airport	42 miles

Times are fastest and distances are approximate

LOCATION OVERVIEW AND SITE PLAN



SITUATION

The site itself is located on the western side of Haddenham in an area of transitional change. Two smaller scale housing schemes have already been completed to the south of the site, on either side of Wirethorn Furlong. This paired with the approved outline development, that the site falls within, characterise this side of Haddenham as modern and vibrant.

The adjacent image depicts the location of the site within the approved outline scheme (ref: 14/03289/AOP). This Masterplan provides 233 dwellings, 4.85 hectares of employment land, playing fields, a convenience store and a 64 bed care home. It is set within Haddenham Airfield land along its southern boundary. Land originally part of RAF Thame, an airfield used to train Glider pilots from 1941. Pegasus Way was named in tribute of those who served there.

The proposed site is located to the east side of the new entrance road at the junction with Pegasus Way. To the north of the site is the relocated playing fields along with the new community sports pavilion. The site to the east is allocated for the 64 bedroom 3 storey care home. To the west, across the estate road, lies public open space.



TENANTS COVENANTS

Co-operative Group Food Limited - The company represents the food retail element of the Co-op Group, with a group annual turnover of over £9 billion and employing some 70,000 people. The Coop Group are the 5th largest food retailer with approximately 2,800 local, convenience and mid size stores. Their most recent accounts for year ending January 2018 show revenues of £7.159bn with pre-tax profit of £195.4m and net current assets of £1.875bn.



Bright Horizons was founded in 1986 by Linda A. Mason and Roger H. Brown, the company was publicly traded on the Nasdaq under the ticker symbol: BFAM until it was acquired by Bain Capital in May 2008, and became publicly traded again 2013.

Bright Horizons acquired kidsunlimited in April 2013, which has 64 nurseries and a successful childcare voucher business. Bright Horizons is one the UK's leading providers of high quality care and education. The business cares for over 24,000 children each week.

Bright Horizons bought out the Asquith Court Group in 2016 adding a further 100 nurseries to its care. Bright Horizons operates more than 900 child care centres worldwide, more than 600 across the United States and more than 300 in the UK and Ireland, the company also operates centres in Canada and Puerto Rico. For year ending December 2018 they recorded a turnover of £195.5m with an EBITDA of £21.5m and net assets of £143.3m.

TENANCY SCHEDULE

Tenant	Use	Size – Sq ft	Term	Break	Rent Review	Annual Rent	Rent PSF	Rent Free
Co-operative Group Food Limited Company No. 1826715	A1	4,500	15 years	n/a	CPI with cap 3%, collar 1%	96,000	21.33	6 months
Bright Horizons Family Solutions Limited Company No. 02328679	D1	5,887	20 years	Year 15	RPI with cap 3%, collar 1%	78,250	13.29	6 months

TENURE

Freehold.

VAT

The property is registered for VAT and it is envisaged that the sale can be dealt with by way of a TOGC (Transfer of Going Concern).

CAPITAL ALLOWANCES

There are no capital allowances available.

FLOOR PLANS

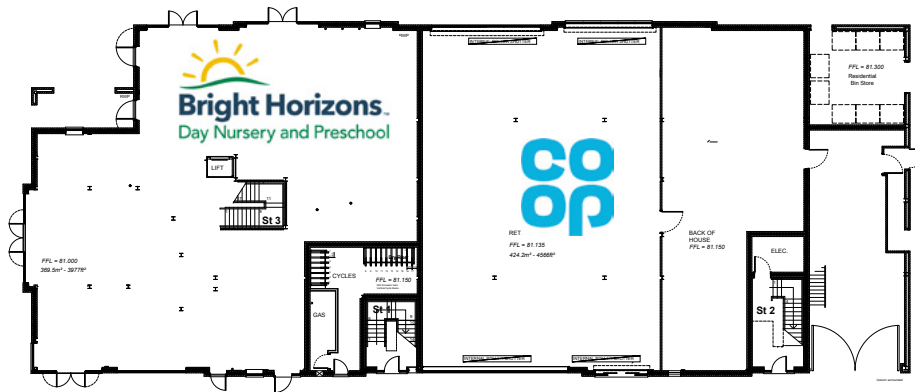
Second Floor Plan



First Floor Plan



Ground Floor Plan



View from South East



View from North West

Work in progress

PROGRAMME

A time line is as follows:

- Start on Site May 2019
- Practical Completion End of May 2020
- Completion of leases End of May 2020

STATUS & INVESTMENT STRUCTURE

- Freehold of site
- Long lease to be granted of the upper parts
- Warranties to be provided to Purchaser from main Design Team and Contractor, with a maximum of two assignments
- Vendor to be responsible for incentives and any rent frees

PROPOSAL

We are instructed to seek offers in excess of **£3,100,000** (Three million, one hundred thousand pounds) subject to contract. A purchase at this level shows a net initial yield of **5.28%** assuming purchase costs of 6.46%

There are 17 residential ground rents at £250 per annum giving a total annual income of £4,250 . These can also be made available for purchase.

For further information please contact the joint agents:



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