

Co-operative Investment

Market Drayton Road, Shawbury, Shropshire SY4 4NZ

Brand new 20 year lease



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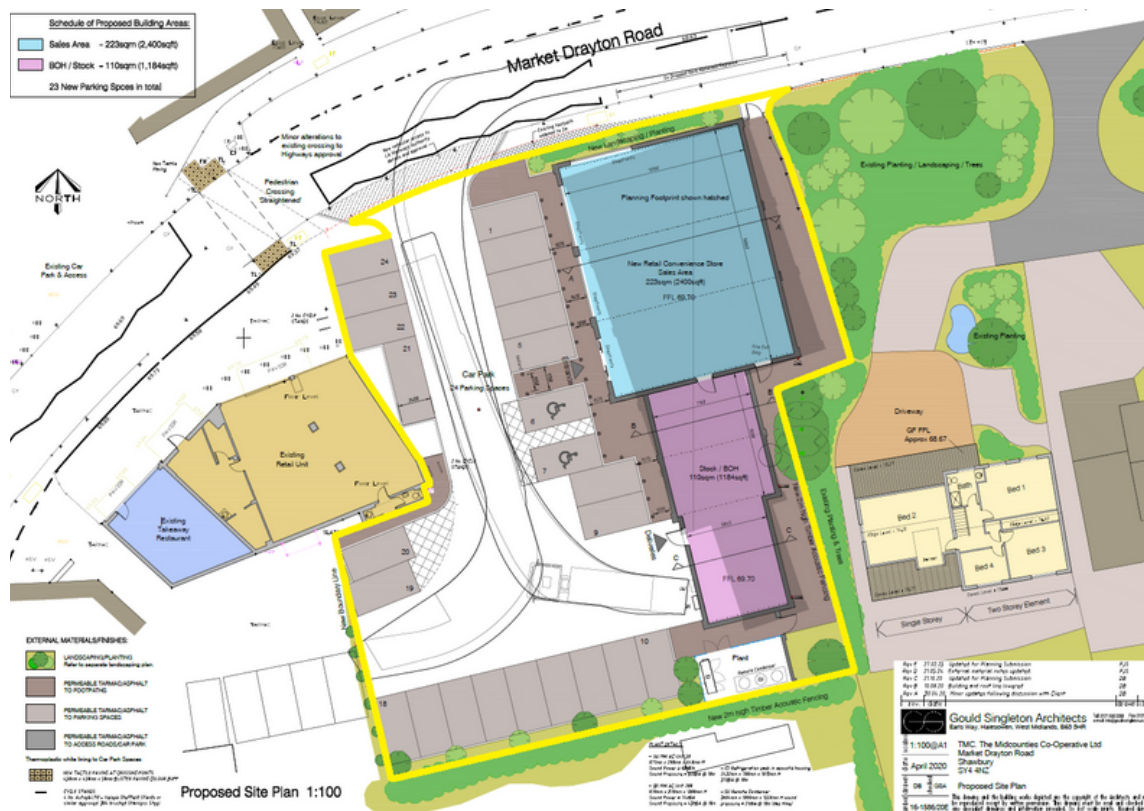
LOCATION

Shawbury is a large village in Shropshire, located approximately 7 miles (11 km) northeast of Shrewsbury and 15 miles (24 km) northwest of Telford. The village benefits from strong road connections, with the A53 providing direct routes to Shrewsbury and Market Drayton, further links to the wider national road network via the A49 and M54.

The property is situated on Market Drayton Road (A53), a key thoroughfare running through the heart of Shawbury, offering a prominent and accessible position within the village. The A53 experiences an average daily traffic flow of approximately 9,000 vehicles.

DESCRIPTION

The property comprises of a former car sales garage which is to be demolished and in its place a newly built Co-op convenience store will be constructed on this 0.282 acre (0.114 ha) site. It will also benefit from 25 customer parking spaces, landscaping and be fully accessible via the A53. It is important to note that Co-op will be vacating and closing their existing unit (adjacent to the subject site) which no longer meets their requirements from a trading perspective, therefore reinforcing the strength of the current location and their commitment to the locality.

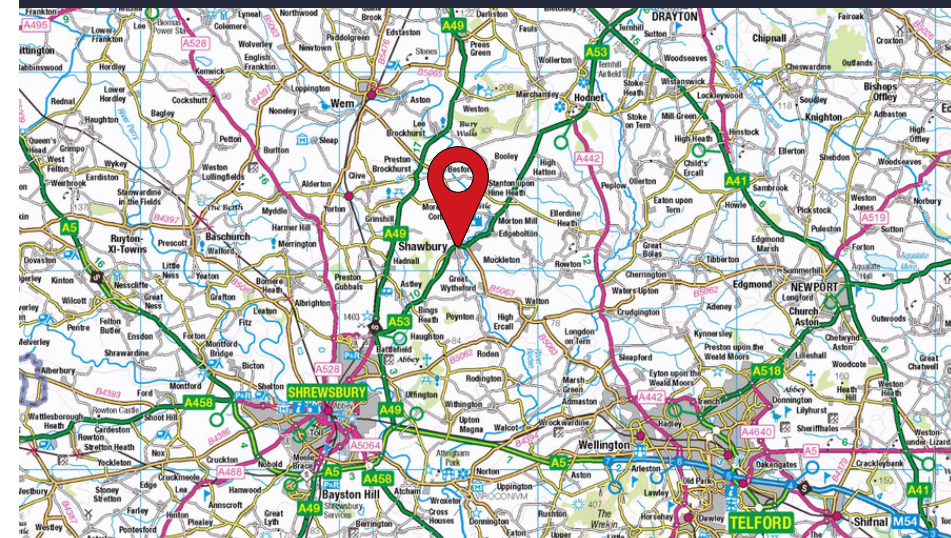


KEY HIGHLIGHTS

- Co-op Investment Forward Commitment Opportunity
- Overriding lease of the whole to Kenmare Estates Ltd with Midcounties Co-operative Ltd as Guarantee
- Co-op is relocating from its existing store adjacent to this newly purpose-built unit
- Site area of 0.282 acre (0.114 ha)
- GIA of 3,584 sq. ft (333 sq. m)
- Undoubted covenant
- 20 years unexpired term (break at the end of year 15 with a 6 month rent penalty if exercised)
- Commencing rent of £115,000 per annum
- 5 yearly CPI Linked reviews (cap and collar of 4% and 2%)
- **Offers invited in the region of £2,040,000 reflecting a NIY of 5.3%**

LOCATION MAP

WHAT3WORDS



PLANNING

The site was granted planning permission in January 2021 under reference 20/05303/FUL for the erection of a new retail convenience store, along with the formation of access, associated external works, and car parking, following the demolition of a redundant car sales garage and canopy with the most recent planning variation granted on 4th July 2025 under reference 25/01723/VAR.

TENURE

Freehold subject to the individual occupational lease.

TENANCY

The property is to be let on a new FRI lease for a term of 20 years (break at the end of year 15 with a 6 months rent penalty if exercised) from (approximately) March 2026, at a rent of £115,000 per annum. The lease is subject to 5 yearly upward only rent reviews, CPI linked with a cap and collar of 4% and 2%.

COVENANT

The tenant, Kenmare Estates Ltd, is a mutual society registered under the Co-operative and Community Benefit Act 2014 and a subsidiary of The Midcounties Co-operative Ltd.

The Midcounties Co-operative is the largest independent Co-operative in the UK operating a range of businesses in food, travel, healthcare, childcare, energy, telecoms, post offices and flexible benefits. Consolidated accounts for The Midcounties Co-operative Society for the 26-week period ending 27 July 2024 show gross sales of £782.0 million and total revenue of £438.9 million. The Midcounties Co-operative Ltd forms one of a number of the Society's subsidiary companies that make up the Midcounties Co-operative.



West Elevation



Photo of most recently built Co-operative in Berkeley from same developer.

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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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EPC

To be assessed upon completion, but expected to achieve an 'A' rating based on the developer's previous projects.

GUIDE PRICE

We are instructed to seek offers in the region of **£2,040,000 (Two Million Forty Thousand Pounds.)** for the convenience store investment subject to contract and exclusive of VAT. This reflects a **Net Initial Yield of 5.3%** after allowing for the usual purchaser's costs.

This is a forward commitment purchase under which the buyer must lodge a 10 % deposit on exchange, with completion occurring upon practical completion of the unit and lease completion (scheduled for March 2026).

VAT

The investment will be sold as a TOGC and will therefore be exempt from paying VAT.

AML

In accordance with anti-money laundering regulations, the successful purchaser will be required to provide identification documents upon request and without delay.

VIEWING

For a formal viewing strictly by appointment with Savills or MacLaren and Partners LLP.

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