



Highly Secure Retail Investment

 91/95 High Street, Musselburgh, United Kingdom, EH21 7DA

FOR SALE 

£ 660,000 Subject to contract

Location



Situated on the east coast of Scotland, Musselburgh is an historic market town and the largest in East Lothian. It is well known for its racecourse and being home to the oldest golf course in the world.

Musselburgh is located 9.6 km (6 miles) from Edinburgh, making it a popular commuter town. The A1 by-passes the town and meets the A720 Edinburgh City Bypass at the edge of town before continuing to Edinburgh city centre. The A199 goes through the High Street to Edinburgh in the west and to Dunbar in the east. The town is also connected to the national railway network with a journey time to Edinburgh of only six minutes.

Musselburgh has been ranked 9th in The Sunday Times ‘best places to invest in the UK’ dated 22nd March 2024. The Times identified 25 locations in the UK that are improving the most and are new property hotspots. Musselburgh was named best place for capital growth.

Summary

- Musselburgh ranked 9th in Sunday Times ‘best places to invest in the UK’ 2024
- Prominent town centre retailing pitch
- Let to B&M Retail Limited
- Highly secure income – Pre-Tax Profits £430 million
- Tenant committed to a new lease in September 2023
- Rebased rent at £62,500pa (previous rent £75,000pa)
- Heritable interest (Scottish equivalent of English freehold)
- £660,000, subject to contract
- 9.0% Net Initial Yield

Situation

The property is located in the heart of the town centre, occupying a prominent position on the High Street. Surrounding occupiers include Costa, Greggs, Ladbroke's and Cancer Research UK.

Description

With an extensive frontage onto High Street, the property comprises a large ground floor retail unit with storage to the rear and ancillary/staff accommodation at first floor. Internally, the retail floor area has been fitted out by the tenant to their usual corporate style.

The property benefits from a rear area for deliveries which is accessed via Millhill.

Accommodation

The property has been measured by BKR Floor Plans and provides the following Net Internal floor areas:

Net Frontage	19.94 m	65'5"
Gross Frontage	20.37 m	66'10"
Ground Floor	1,032.96 sq m	11,119 sq ft
First Floor	101.73 sq m	1,095 sq ft
Total	1,134.68 sq m	12,214 sq ft

A set of floor plans is available to download and the measured survey report will be re-addressed to a purchaser at a cost of £1,085 + VAT.

Tenure

Heritable (Scottish equivalent of English Freehold).

Tenancy

The property is let to **B&M Retail Limited** (t/a B&M Bargains) on a full repairing and insuring lease expiring on 20th September 2028. The tenant has a break option on 31st January 2026, subject to six months' prior written notice.

The passing rent is **£62,500 per annum**. The tenant benefits from a 12-month period of half rent expiring on 21st September 2024. The vendor will 'top-up' the income by way of an appropriate adjustment on the completion sum in order that a purchaser does not suffer an income shortfall.

We understand the current tenant has been in occupation since 2009 (14 years) and entered into a lease renewal in 2023, demonstrating their desire to remain in the property. Prior to the tenant signing a new lease the rent payable was £75,000 per annum. Hence, the rent has been rebased to a lower level from which we suggest an investor is likely to see rental growth.

Covenant

B&M Retail Limited (Co. No. 01357507), has reported the following figures;

	25th March 2023	26th March 2022
Revenue	£4,073 million	£3,914 million
Pre-Tax Profits	£430 million	£514 million
Total Assets	£2,254 million	£2,388 million

B&M was formed in 1978 and is the UK's leading goods value retailer, providing customers with a limited assortment of the best selling items across a range of Grocery and General Merchandise categories, all at value prices. From its first store in Blackpool, B&M has grown to over 700+ stores, employs over 35,000+ staff and attracts over 4 million customers each week. The company is listed on the London Stock Exchange and was admitted to the FTSE 100 index in 2020. For further information visit www.bmstores.co.uk.

VAT

The property has been registered for VAT. It is anticipated that the sale of this property will be treated as a Transfer of a Going Concern (TOGC).

Proposal

We are instructed to seek a figure of **£660,000** (Six Hundred and Sixty Thousand Pounds), subject to contract, reflecting a net initial yield of **9.0%**, assuming standard purchaser's costs of 5.06%.

Please note that a purchaser will be re-charged the costs of the measured survey (£1,085 + VAT) and searches (c. £200) which are provided in the data room.

Please note that a purchaser will be charged a Transaction Fee of 1.0% of the Purchase Price plus VAT.

Investment Considerations

1. An opportunity to acquire a highly secure retail investment;
2. The property occupies a prominent retailing pitch in the heart of the town centre;
3. Let to B&M Retail Limited (Pre-Tax Profits £430m);
4. The tenant has been in occupation since 2009 and renewed their lease in 2023, demonstrating their commitment to the property;
5. Rebased rent;
6. A purchase at the asking price reflects an attractive net initial yield;
7. Attractive lot size to an investor.

Contacts

Singer Vielle

 **Singer Vielle** [+44 \(0\) 207 935 7200](tel:+44(0)2079357200)

Singer
Vielle


 Dale Henry [+44 \(0\) 203 701 1356](tel:+44(0)2037011356)
dale@singervielle.co.uk

 Neil Singer [+44 \(0\) 207 935 7200](tel:+44(0)2079357200)
neil@singervielle.co.uk

 Jade de Beer [+44 \(0\) 203 701 1353](tel:+44(0)2037011353)
jade@singervielle.co.uk

Vendor's Solicitor Firm

 **Burness Paull** [+44 \(0\) 141 248 4933](tel:+44(0)1412484933)

 Graeme Bradshaw [+44 \(0\) 141 273 6976](tel:+44(0)1412736976)
graeme.bradshaw@burnesspaull.com

 Burness Paull

 Bess Innes [+44 \(0\) 141 273 6886](tel:+44(0)1412736886)
bess.innes@burnesspaull.com

See website for full details : <https://singervielle.com>

Disclaimer

This disclaimer applies to www.singervielle.com (the “**Site**”) which is owned by Singer Vielle Limited (“**Singer Vielle**”) and operated under licence by Singer Vielle 2 LLP.

All Properties are listed subject to contract and the prices shown are exclusive of VAT if applicable.