



Prominent Retail Investment let to Hays Travel – Ideal for Private Investors

 Unit 1a Hays Travel, Menai Shopping Centre, Bangor, United Kingdom, LL57 2RG

FOR SALE 

£ 225,000 Subject to contract

Location



The Cathedral and University City of Bangor is located in North-West Wales, approximately 96 km (60 miles) west of Chester and 100 km (62 miles) north-west of Wrexham. The city is also within easy reach of Liverpool and Manchester.

The city benefits from good road communications, being served by the A5 and A55 which links with the M56 Motorway to the east. Bangor is also connected with to the national railway network with a fastest journey time to London Euston of 3 hours and 38 minutes.

Situated on the doorstep of the Snowdonia National Park and with beaches, areas of natural beauty and family attractions in close proximity Bangor is a popular tourist destination, particularly in the summer months.

Bangor University has over 10,000 students and contributes significantly to the local economy. It has been named Welsh University of the Year in the Daily Mail's University Guide 2024 and was ranked 44 in the UK in The Times & The Sunday Times Good University Guide 2024.

Summary

- A highly prominent retail unit in Bangor
- Prominent position, forming part of the Menai Shopping Centre
- Significant Government investment at the Menai Shopping Centre with the development of a Health and Wellbeing Hub (£30m investment).
- Let to Hays Travel Limited – £73m Pre-Tax Profit
- Highly secure income
- New 999 year leasehold
- Offers in the region of £225,000, subject to contract
- 11% Net Initial Yield, rising to 12.00%

Situation

The property occupies a prominent corner position in the heart of the town centre, within the pedestrianised section. The property is positioned on the walkway leading into the new Health & Wellbeing hub (see below), thereby in a position which will benefit greatly when the new hub opens.

In the meantime, nearby occupiers include Costa, Boots, Three, Caffè Nero, Greggs and Superdrug.

Nearby at 290-294 High Street, Varcity Living Limited is undertaking a substantial redevelopment of the former Peacocks store to comprise commercial space on ground floor with residential accommodation on the upper floors. The project is part-funded by the UK Government through the UK Shared Prosperity Fund.

Description

The property comprises a ground floor retail unit fitted out the tenant's usual corporate style, with full height glazing to the street.

The Menai Shopping Centre – New £30m Bangor Health Hub

The Menai Shopping Centre forms the central retail location in Bangor. Totalling some 130,000 sq ft / 12,077 sq metres, occupiers include Caffè Nero, Hays Travel, Three, The Factory Shop, Superdrug and Burger King. Greggs have recently occupied unit 9.

The Menai Shopping Centre was previously anchored by a Debenhams department store. The store is to become a significant health and wellbeing hub with some £30m of investment having been approved by the Betsi Cadwaladr University Health Board and Gwynedd Council. Plans have been submitted to the Health Board and Welsh Government for formal approval. Completion of the sale to the Health Board is anticipated during 2025 once formal Welsh Government approval has been granted. See here a press release reported in the North Wales Chronicle – [view](#).

It is anticipated that completion of the development will provide a significant boost to Bangor city centre with an increased footfall.

The sale of the former Debenhams unit includes passing the ownership of the town-centre multi-story car park to the Health Board.

Accommodation

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

Net Frontage	7.52 m	24’8”
Gross Frontage	8.15 m	26’9”
Zone A	47.29 sq m	509 sq ft
Zone B	8.73 sq m	94 sq ft
ITZA	556	
Total Ground Floor NIA	603 sq m	56.02 sq ft
First Floor Ancillary	66.05 sq m*	711 sq ft*

*Note that an additional first floor ancillary is included in the demise. This area has not been measured.

A set of floor plans and measurements is available to download; the measured survey report will be re-addressed to a purchaser at a cost of £490 + VAT.

Tenure

A 999 year leasehold at a peppercorn rent. In addition, the purchaser will be granted a share of the “Management Company”, Menai Centre Management Limited (Co. no. 16118710).

The sale structure will provide an investor with a long leasehold interest in the retail unit, and ultimately a share (with appropriate voting rights) in a management company which will own the Menai Shopping Centre.

The 999 year leasehold interest will oblige the unit holder to pay a fair and proper proportion of the insurance and service charge relating to the Menai Centre. The unit holder will then be able to recover these costs from the tenant under the terms of the occupational lease.

Freeholder

Bearmont Capital Ltd is part of the Bearmont Group, a highly regarded multi-disciplined property investment business. Further details can be found on the [company’s website](#).

Tenancy

The ground floor unit is let to **Hays Travel Limited (Co. No. 01990682)** on a full repairing and insuring lease for a term of **10** years from 10th August 2023 expiring on 9th August 2033. There is a tenant’s break option 10th August 2028. The current passing rent is **£25,000 per annum**, rising to **£27,500 per annum** on 10th August 2028. Please note the lease contains a Schedule of Condition.

Service Charge

The service charge budget for the Menai Shopping Centre for the year 2024-2025 is £327,460. The allocation to this unit is £1,656.73. Full information of the budgets and reconciliations is available to download.

EPC

The property has an Energy Performance Certificate assessment as “B”.

Covenant

The tenant, Hays Travel (Co. No. 01990682), has reported the following figures;

	30 April 2024	30 April 2023
Turnover	£2,547.177m	£2,186.057m
Pre-Tax Profits (Loss)	£73.403m	£51.553m
Shareholders’ Funds	£118.786m	£70.331m

VAT

The property is elected for VAT. We anticipate the sale should be capable of being treated as a Transfer of a Going Concern (TOGC).

Proposal

We are instructed to seek a figure of **£225,000** (Two Hundred and Twenty Five Thousand Pounds), subject to contract, reflecting a net initial yield of **11%**, rising in August 2028 to **12%** (assuming standard purchaser's costs of 1.91%).

Please note that a purchaser will be re-charged the costs of the searches.

Please note that a purchaser will be charged a Transaction Fee of 1% of the Sale Price plus VAT.

Additional properties adjoining are for sale and can be combined into one transaction should a purchaser submit an acceptable proposal.

Investment Considerations

1. An opportunity to acquire the most prominent retail unit in Bangor, within an area of significant improvement;
2. The investment is located on the pedestrianised walkway leading to the new health and wellbeing hub;
3. 999 year leasehold interest for sale, along with a share in the management company due to own the freehold of the Menai Shopping Centre.
4. The property is let to a strong covenant;
5. A purchase at the asking price reflects an attractive net initial yield;
6. Attractive lot size to an investor.

Contacts

Singer Vielle



Singer Vielle

[+44 \(0\) 207 935 7200](tel:+442079357200)

Singer
Vielle



Dale Henry

[+44 \(0\) 203 701 1356](tel:+442037011356)

dale@singervielle.co.uk



Neil Singer

[+44 \(0\) 207 935 7200](tel:+442079357200)

neil@singervielle.co.uk



Sam Kayne-Levenson

[+44 \(0\) 203 478 9121](tel:+442034789121)

sam@singervielle.co.uk

Vendor's Solicitor Firm



Gateley Legal

[+44 \(0\) 113 218 2470](tel:+44201132182470)



Barbara Rollin

[+44 \(0\) 113 261 6884](tel:+44201132616884)

barbara.rollin@gateleylegal.com

Gateley / LEGAL



Mat Abiagom

[+44 \(0\) 113 218 2486](tel:+44201132182486)

mat.abiagom@gateleylegal.com

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

Disclaimer

This disclaimer applies to [www.singervielle.com](https://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.