

VW, 507 LONDON ROAD,
CAMBERLEY, SURREY, GU15 3JE



SECURE INCOME, PRIME CAR
DEALERSHIP INVESTMENT



INVESTMENT SUMMARY

- Secure income, prime car dealership investment
- Affluent urban location, less than a mile from Camberley town centre
- Camberley is an affluent town in Surrey, just 31 miles from London, and is well-served by excellent road connections to the M25 and M3 motorways
- The property fronts London Road, the main arterial route into Camberley town centre
- The property comprises a modern detached car showroom, with a GIA of 14,753 sq. ft. (1,370.60 sq.m.) over ground and first floors
- Low site cover of 35% across a site area of 0.98 acres
- Let to Volkswagen Group United Kingdom Limited, one of the world's largest car manufacturers
- Lease expiring 19th October 2026, providing a further 3.8 years income
- Passing rent of £333,765 per annum (£22.63 per sq. ft.)
- Site underpinned by alternative use value, subject to planning
- Freehold.

PROPOSAL

WE ARE INSTRUCTED TO SEEK OFFERS IN EXCESS OF £3,915,000 SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT. A PURCHASE AT THIS LEVEL REFLECTS A NET INITIAL YIELD OF 8.00%, SUBJECT TO PURCHASER'S COSTS OF 6.54%.





TO READING/M4
A31

M3

STIHL

SCREWFIX

TOOLSTATION

selco
BUILDERS
WAREHOUSE

THE BIG
YELLOW
SELF
STORAGE
COMPANY

KwikFit

TESCO

M&S

formula one
autocentres

HOMEBASE

HOWDENS
JOINERY CO.

next

Bank of America

KFC

Travelodge

ROYAL MILITARY ACADEMY
SANDHURST

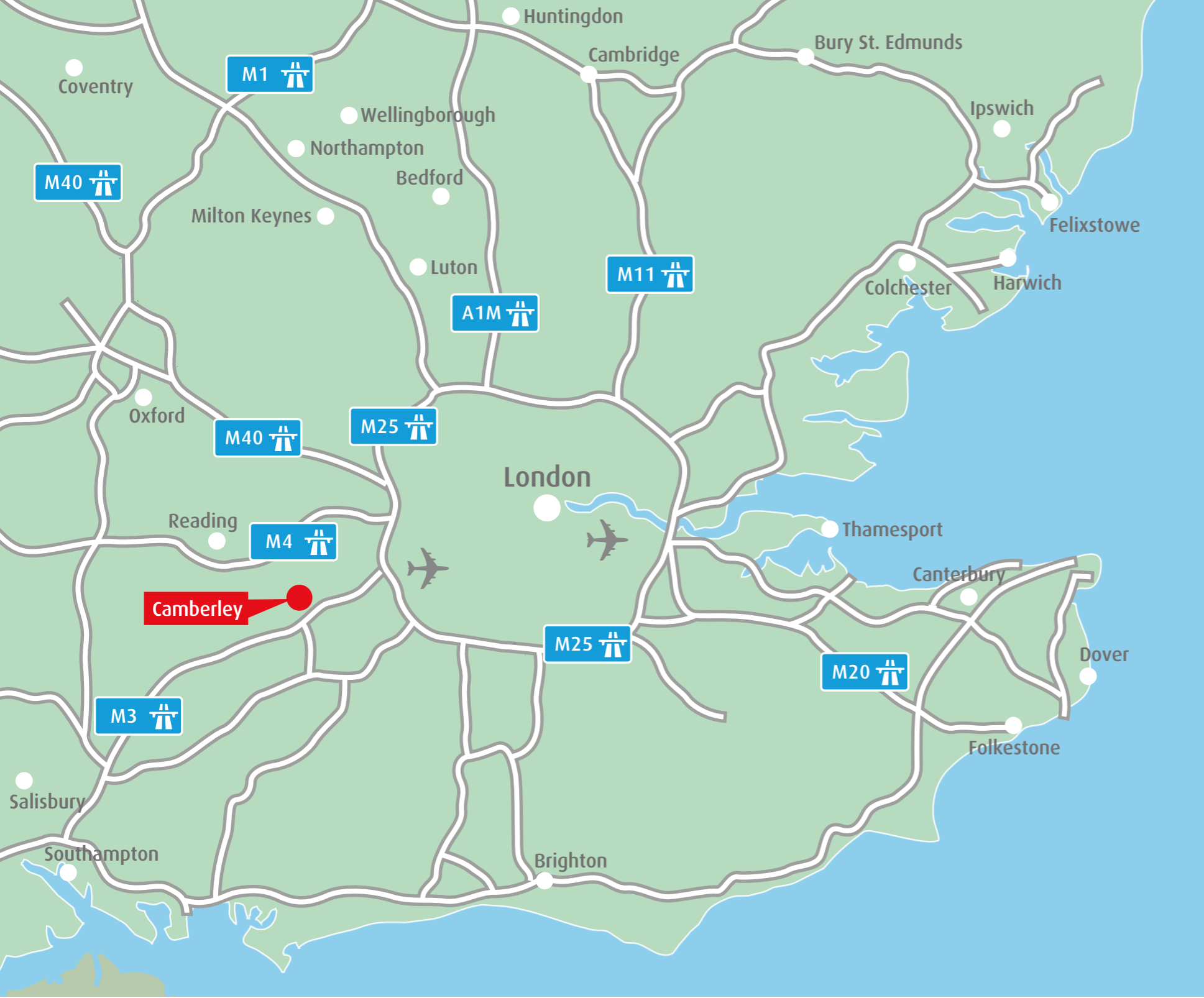
VW

SHURGARD
SELF-STORAGE

McDonald's

Bank of America

A30 London Road



LOCATION

Camberley is an affluent town in Surrey, located approximately 31 miles southwest of central London and approximately 20 miles southeast of Reading. Camberley is well-connected to the national motorway network, with Junctions 3 and 4 of the M3 positioned to the east and west of the town respectively.

Camberley has excellent communication links, being prominently located on the London Road (A30), a major A road linking London and the South West. Camberley town is also strategically located in close proximity to a number of mainline stations include Blackwater Station, Camberley Station, Frimley Station and Farnborough. Each station provides regular direct services to London with a fastest journey time of approximately 1 hour 10 minutes.

Camberley is an affluent commuter town, with a residential population of 30,684 within a 5 minute drive time. The town is significantly above the national average in terms of affluence: 37.97% of the population have a social grade of AB compared to a national average of 25.88%.

LOCATION	DISTANCE	TIME
Guildford	15 miles	22 mins
Reading	16 miles	26 mins
Basingstoke	17 miles	22 mins
London (Zone 1)	30 miles	52 mins

ROAD	DISTANCE	TIME
M3 J4	1.4 miles	4 mins
M4 J10	12 miles	21 mins
M25 J12	13 miles	18 mins
M40 J1A	25 miles	35 mins

'AB – High & intermediate management, administration and professional' 21.54% households earn more than £70,000 pa which is substantially above the national average of 10.92%.

SITUATION

The property is situated less than a mile west of Camberley town centre. The property fronts London Road (A30), the main arterial route into Camberley and the town's prime out of town retailing location. London Road has an annual average daily traffic flow of 16,233 vehicles. The A331 dual carriageway is situated less than 500m from the property and is the primary route connecting Camberley to the M3 motorway and Guildford.

In recent years Surrey Heath Borough Council has invested £140 million in Camberley, including the acquisition of 'The Square' shopping centre, and the acquisition of Ashwood House, a former office building, which is being redeveloped into 116 flats.

Notable occupiers in proximity include Shurguard, Travelodge, KFC, Tesco, M&S, Homebase, Next, McDonald's, Kwik Fit, Formula One Auto, Selco, and Big Yellow Self-Storage.



DESCRIPTION

The property comprises a modern, high-quality detached car showroom of portal frame construction with glazing to the front and side elevations, and metal profile cladding to the remaining elevations and roof.

The showroom is situated to the front of the property, which features 30 vehicle display spaces, sales desks, partitioned offices and a handover bay. There are two separate valet bays positioned behind the showroom accessed via two up-and-over doors. The first-floor level of the showroom provides office accommodation as well as WCs and a kitchenette.

Externally the property provides 50 display spaces, 10 customer parking spaces, and 10 staff spaces.

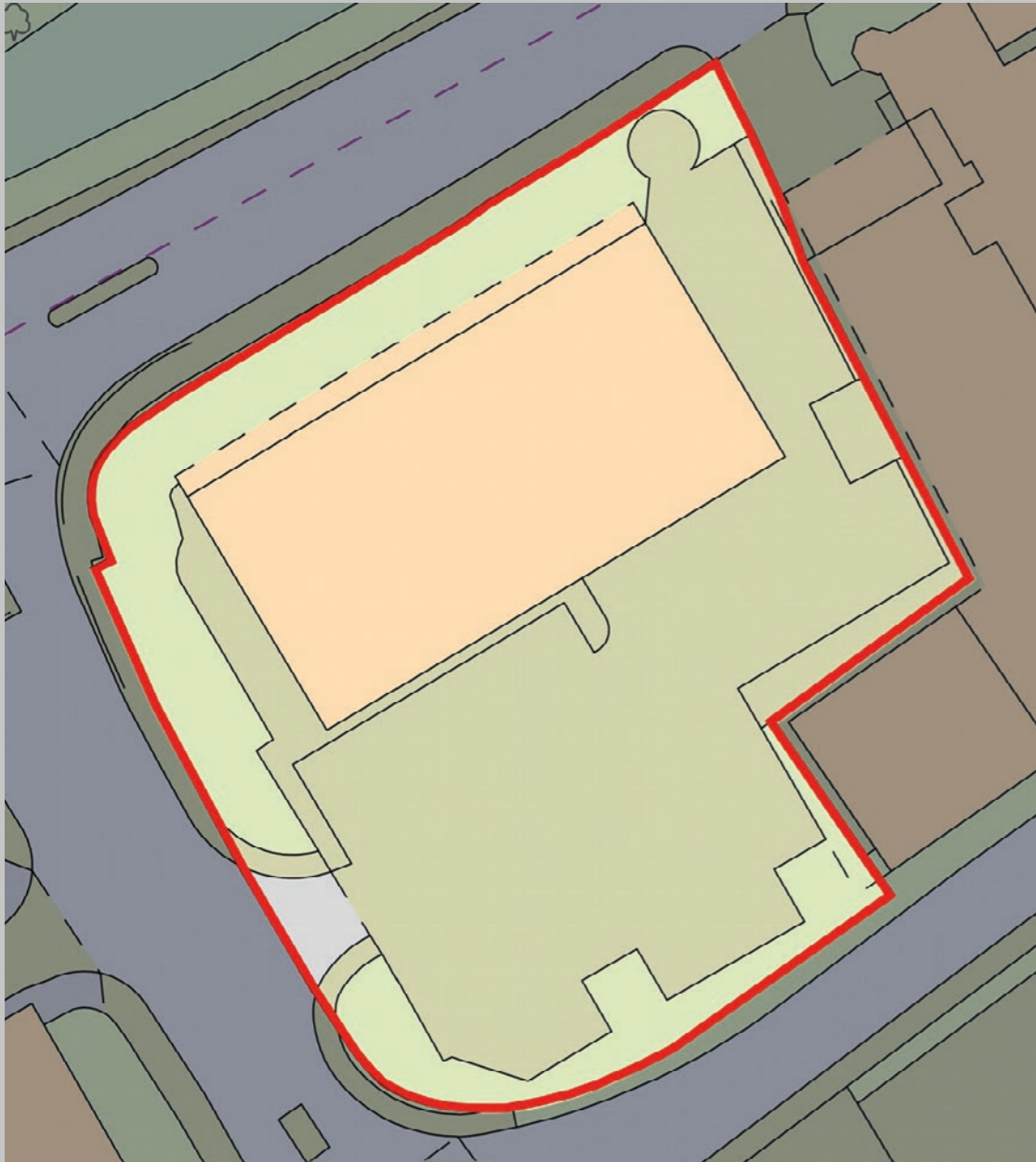
ACCOMMODATION

The building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following Gross Internal Areas:

FLOOR	DESCRIPTION	SQ.M	SQ.FT
Ground	Showroom	715.58	7,702
	Offices	50.93	548
	Handover	41.46	446
	Ancillary	43.41	467
First Floor	Offices	308.74	3,323
	Ancillary	93.47	1,006
External	Valet & Wash	117.02	1,260
TOTAL		1,370.60	14,753

The total site area is 0.98 acres, providing a low site cover of 35%.





TENURE

The property is held freehold.

TENANCY

The property is let to Volkswagen Group United Kingdom Ltd on the following terms.

LEASE START	20th October 2006
LEASE TERM	20 years
LEASE EXPIRY	19th October 2026
RENT P.A.	£333,765 (£22.63 per sq.ft.)
RENT REVIEW	5-yearly (2021 review outstanding)
RENT REVIEW MECHANISM	Upward only, open market, assuming 10-year term
REPAIR	Full repairing and insuring terms



SUB TENANCY

The property has been entirely sub-let to Scuderia Prestige Automobile Limited, on an FRI lease expiring on 16th October 2026. Details of the sub-lease are available on request.

Scuderia Prestige Automobile Ltd is a high end luxury car retailer. The company is headquartered at the subject property.



COVENANT

Volkswagen Group United Kingdom Limited (0514809)

Volkswagen Group United Kingdom forms part of the Volkswagen Group and is one of the country's largest importers of vehicles, manufacturing one in every five cars sold in the UK. VW are one of the world's largest automotive manufacturers, headquartered in Wolfsburg, Germany and founded in 1937. The company continues to maintain the largest market share in Europe. Over the company's history, VW have acquired controlling stakes in other automotive manufacturers including Audi, SEAT, ŠKODA, Bentley, Lamborghini, Bugatti, Ducati, MAN, and Porsche.

A summary of the company's accounts is set out below:

Volkswagen Group United Kingdom Limited	31/12/2021 (£m)	31/12/2020 (£m)	31/12/2019 (£m)
Turnover	£9,448.7	£8,314.4	£10,225.6
Pre-Tax Profit	£97.8	£65.1	£105.6
Net Assets	£726.0	£700.0	£731.9

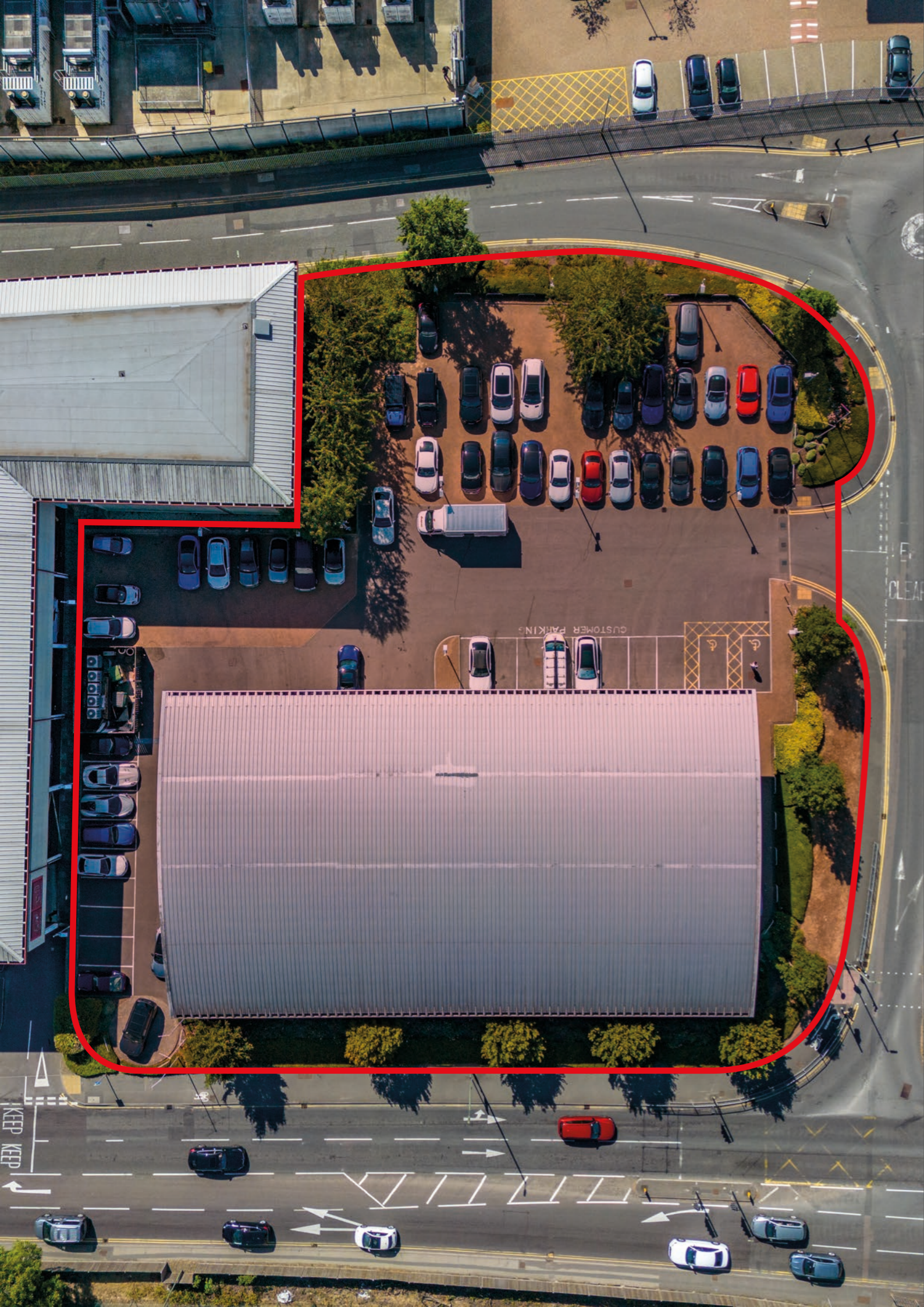


AUTOMOTIVE MARKET

The UK car dealership market has rebounded significantly since the easing of restrictions following the national lockdowns in 2020 and early 2021. Many dealership groups have seen strong profitability over the last 12 months due to significant pent-up demand from customers, ever increasing used car prices/margins and the Government support packages provided. This is despite reduced new car sales volumes due to a shortage of manufactured product.

Demand from customers is expected to continue to outstrip supply in the medium term which will lead to further price inflation on new and used vehicles. Automotive investment demand has strengthened as a result with investors focused on established dealerships, good locations, and strong underlying alternative use land values. Recent transactions include:

DATE	PROPERTY	AREA SQ.FT.	UNEXPIRED TERM (BREAKS)	PRICE	CAPITAL VALUE (psf)	NIY	COMMENT
On Market	VW, Vanguard Way, Shrewsbury	23,901	6.00	£4,725,000	£198	6.25%	Offer received at 6.50% NIY was rejected.
Jan - 23	Audi, Legion Way, Hereford	15,152	11.00	£3,150,000	£208	5.74%	Purchased by Private Investor.
Oct - 22	VW, Centurion Way, Hereford	24,057	11.00	£5,000,000	£208	5.97%	Purchased by Private Investor.
Sep - 22	Audi, Whitebirk Drive, Blackburn	25,023	12.50	£4,450,000	£178	5.75%	Purchased by sub-tenant.
Sep - 22	Seat, Watson Road, Birmingham	10,253	5.08	£2,250,000	£219	6.40%	Purchased by Glenstone REIT.
Sep - 22	Škoda, Calder Island Way, Wakefield	11,029	3.90	£1,700,000	£154	6.76%	Auction sale.
Jul - 22	Peugeot, Guildford	20,487	5.00	£5,075,000	£248	4.16%	Purchased by David Pearl.
May - 22	Audi, Royal Scot Road, Derby	24,845	3.50	£5,600,000	£225	5.75%	Purchased by Vertu Motors Plc.
Jan - 22	Peugeot & Citroën, Coventry	20,327	5.50	£4,950,000	£244	5.40%	Purchased by Private Investor.
Jan - 22	Volvo, Chester Road, Birmingham	13,240	8.75	£3,750,000	£283	5.01%	Purchased by Private Investor.
Jan - 22	Peugeot & Citroën, Windsor Street, Manchester	24,572	5.00	£5,750,000	£234	5.23%	Purchased by Lidl.
Nov - 21	Audi, Leeds Road, Huddersfield	29,345	3.50	£6,300,000	£215	5.89%	Purchased by Sytner Group.
Oct - 21	Audi, Hurricane Close, Stafford	23,691	3.25	£4,900,000	£207	5.84%	Purchased by Swansway Garages.



VAT

The property is elected for VAT and VAT will be chargeable on the purchase price.

EPC

The property has an EPC rating of C (55).

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL

We are instructed to seek offers in excess of **£3,915,000** subject to contract and exclusive of VAT. A purchase at this level reflects a **net initial yield of 8.00%**, subject to purchaser's costs of 6.54%.



CONTACT

For further information or if you wish to arrange a viewing please do not hesitate to contact:

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