

RAMPART COURT RETAIL PARK

RAMPART WAY (A5), TELFORD TF3 4AS

PROMINENT ROADSIDE RETAIL WAREHOUSES
WITH 78 SPACE CAR PARK, EV CHARGING &
ASSET MANAGEMENT OPPORTUNITIES

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INVESTMENT SUMMARY

A Freehold, edge-of-centre retail warehouse scheme, highly prominent, with dedicated customer car park, rear loading and excellent pedestrian and vehicular links.

- Situated at the heart Telford, prominently located against the main arterial route in and out of the regions largest shopping scheme.

- Freehold purpose-built retail warehouse scheme comprising a total c.21,250 sq.ft of commercial space split over 3 ground floor units.
- Let to 3 tenants, with 2 income-producing FRI tenants and 1 unit sold of on a ground lease, producing an annual rent of £178,000, exclusive.

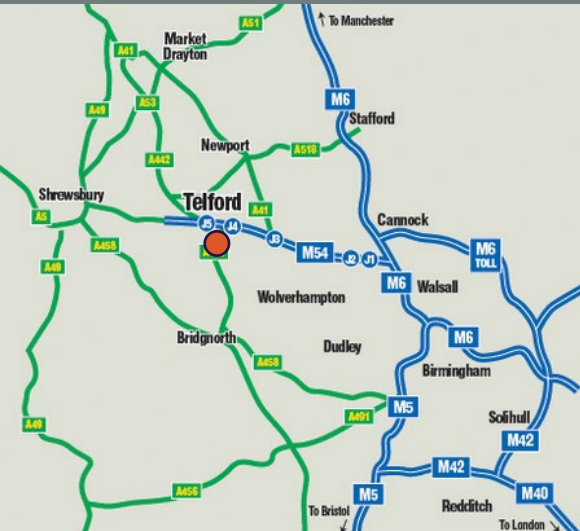
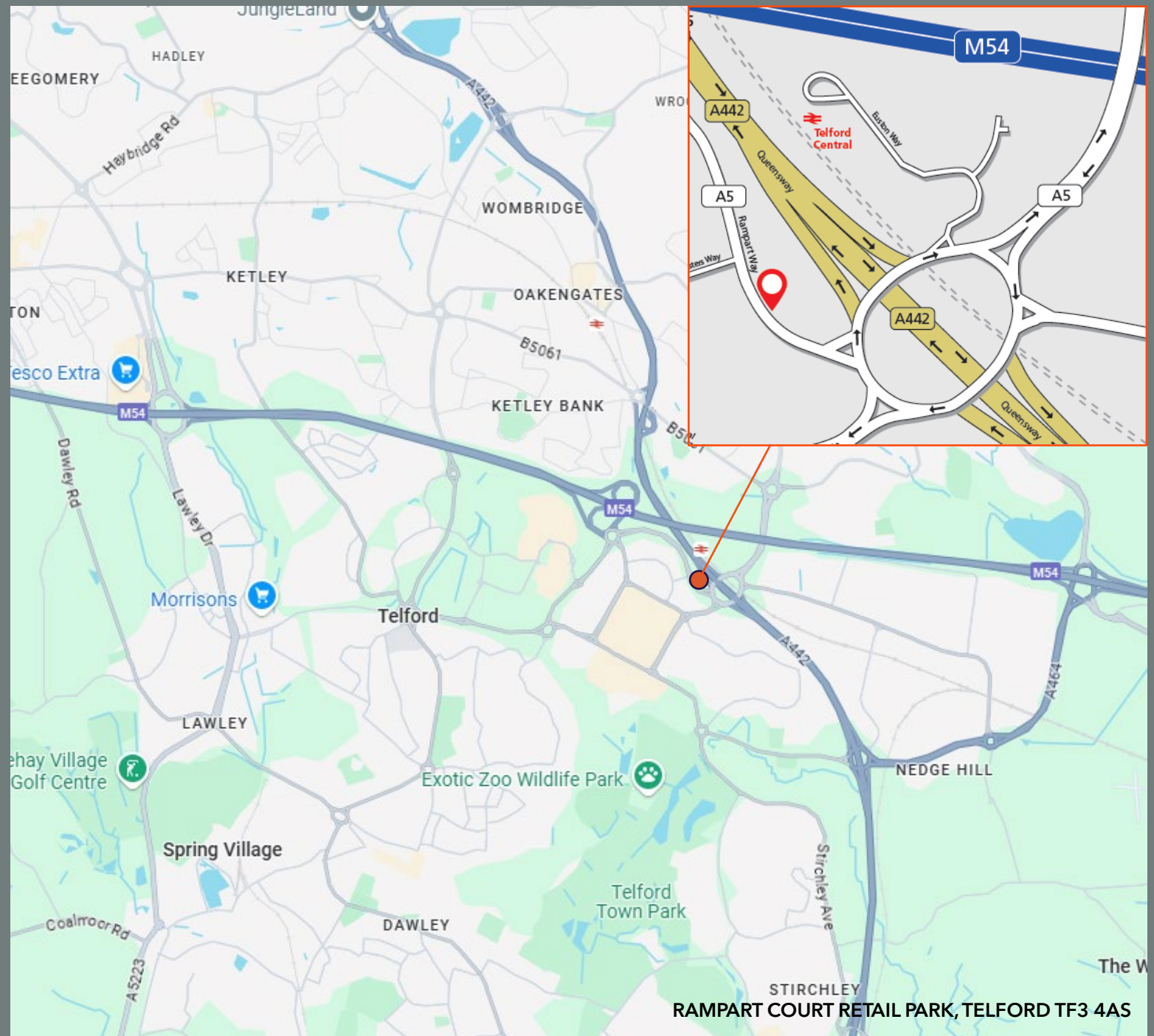
- Additional income from an EV charging operator of £18,000 pax, due to commence June 2025 resulting in a **total annual income of £196,000 pax.**
- Offers in excess of **£2,000,000 (Two Million Pounds)** subject to contract and exclusive of VAT. This reflects a **net initial Yield of 9.18%** assuming purchasers' costs of 6.8%

LOCATION

Telford was designated a New Town in 1963 and now has a population approaching 160,000. Telford is approximately 30 miles northwest of Birmingham and 13 miles east of Shrewsbury.

The scheme fronts Rampart Way (A5) which is one of the main link roads from Junction 5 M54 to the town centre.

Telford Central Railway station sits opposite the scheme, accessed via a new pedestrian footbridge. The property is less than 5 minutes walk to the town centre.



DESCRIPTION

The scheme comprises a retail warehouse, originally built in the 1990's as two units.

In 2018 the current owners split the unit into smaller divisions to provide a new location for The Gym Group, Office Outlet and Tile Choice. Since then, Office Outlet (Unit 3) has been vacated and is available to let.

Units 2 & 3 are accessed from front pedestrian doors and servicing is via rear loading doors opening into the private rear yard. Unit 1 is accessed and serviced via front doors only.

The scheme benefits from dedicated customer parking, rear staff parking and communal landscaping- all covered in the schemes service charge. There is a large tenant totem sign at the entrance to the site and tenants benefit from the visibility of large high-level signage at the top of the building's elevations.

The property sits on a site of approximately 2.4 acres. We understand all boundary roads leading to and past the scheme are adopted.



TENANCY SCHEDULE

Demise	Tenant Name	Lease Start	Lease Expiry	Term (Yrs)	Earliest Outstanding Review	Next Break Date	Area (Sqft)	Rent
Car Park	Your Parking Space	01/04/2023	11/11/2028	5			-	[variable]
EV Chargers	TBC	TBC	TBC	20			-	£ (ERV) 18,000
Unit 1	Stiled Holdings Ltd	12/06/2019	11/08/2034	15	12/06/2029		3,765	£ 50,000
Unit 2	The Gym Limited	20/08/2018	19/08/2033	15	19/08/2023		9,052	£ 128,000
Unit 3	TO LET						8,439	£ -
							21,256	£ 196,000

Notes

1. EV Charging: The site is under offer for the installation of 2 EV charging Units, comprising 4 parking bays.
2. Stiled Holdings recently took a lease assignment from Tile Choice (In administration) to trade as a contemporary tile studio (<https://stiled.com/>)

PARTICULARS

VAT

The property is elected for VAT which will be payable in addition to the purchase price. The property will not be sold as a going concern.

SERVICE CHARGE

The scheme operates a service charge in which all tenants participate.

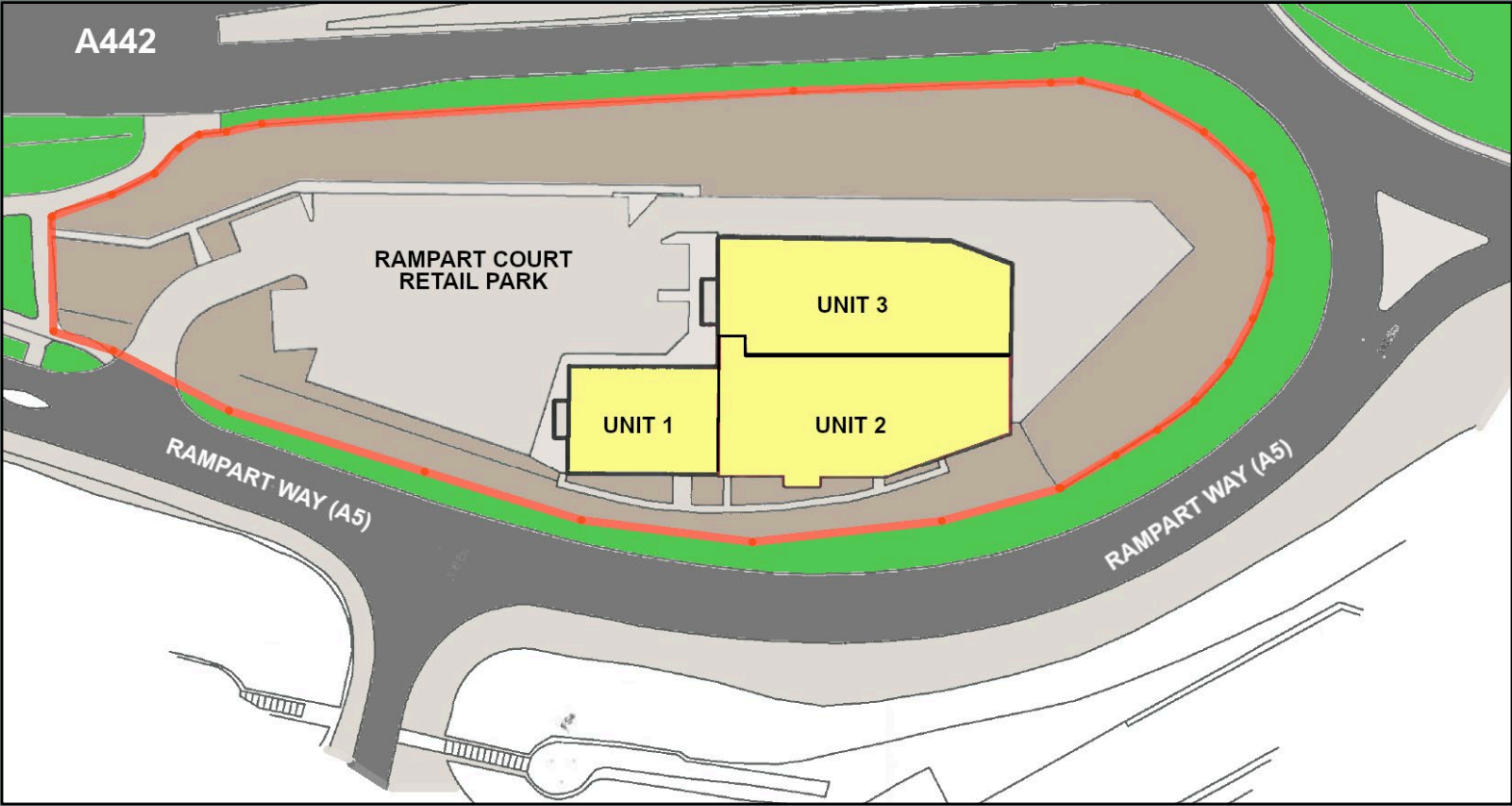
Landlords shortfalls in respect of the service charge for the 2025/26 period are estimated to be c.£0.

ANTI-MONEY LAUNDERING

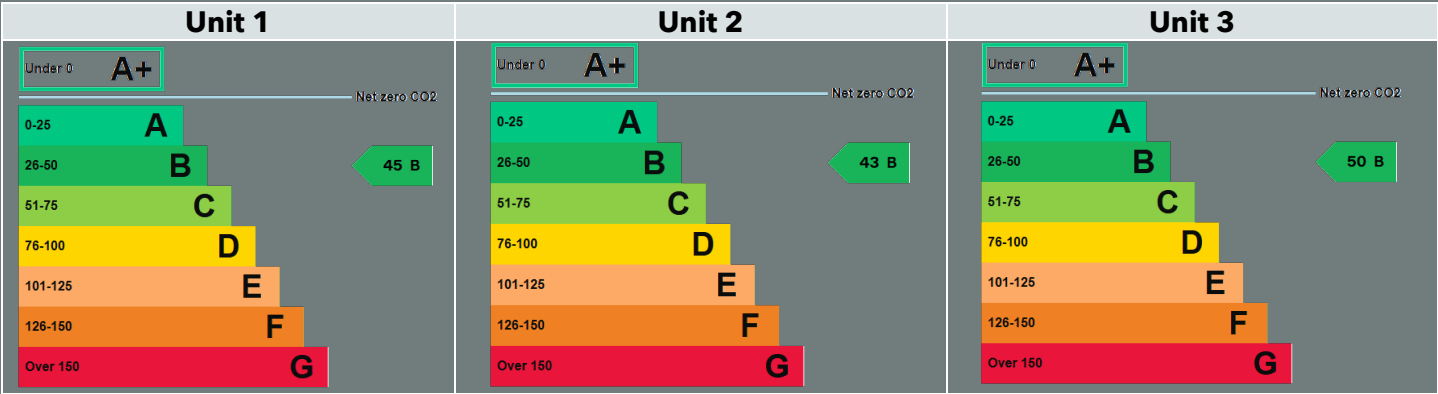
The potential purchaser will be required to provide AML information in accordance with HMRC regulations once terms have been agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.



ENERGY PERFORMANCE CERTIFICATES



TELFORD REGENERATION - Station Quarter



The council has already delivered Southwater, bringing new shopping, dining and entertainment venues to Telford, generating millions in the local economy each year. The regeneration of the Town Centre is now continuing with the development of Station Quarter which will bring town centre living and learning to Telford, creating a transformation in the town's education offer that will offer pathways to good quality jobs for all our residents.

A large scale enabling works package has now been completed to prepare the site for development. This transformational development will deliver:

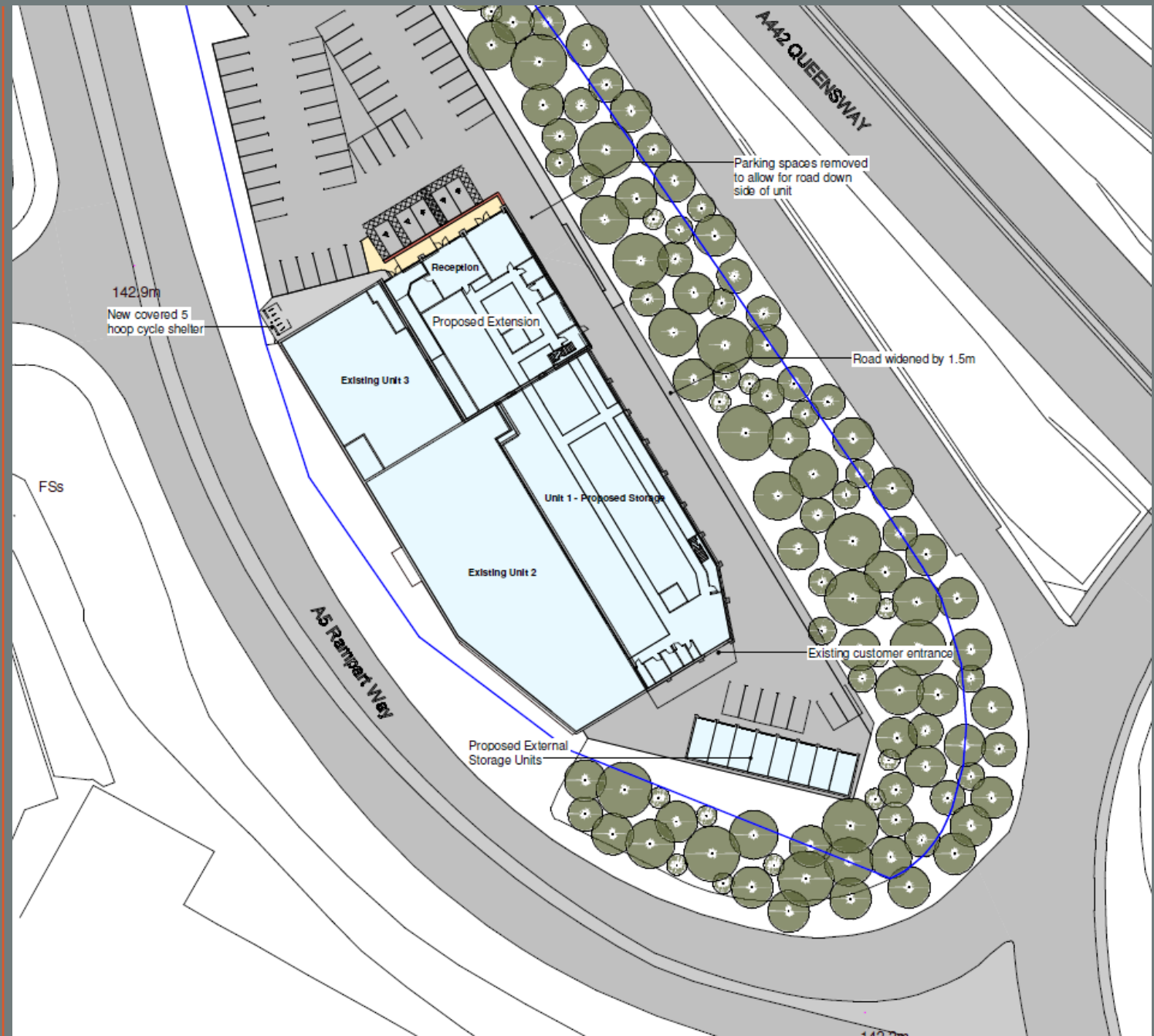
- improved connectivity between Telford Central and the key amenities within Telford town centre including the shopping centre, Southwater, Telford town park, and beyond
- high quality, sustainable homes, business, leisure, and retail space
- a high-tech digital skills and enterprise hub
- new public spaces for residents and visitors
- infrastructure promoting more sustainable living choices including direct access to walking and cycling routes, links to train and bus use, establishment of car clubs, and electric vehicle charging.

PLANNING

Permission was granted in April 2022 for "Change of use of existing unit from E(a) to B8 Use Class with a front extension and mezzanine floors, changes to hard standing and re-arranging car parking layouts and external storage units to the rear service yard".

No material start has yet been made and the current owners do not envisage carrying out the consented scheme.

For reference the application can be found on Telford and Wrekin's planning portal under reference: TWC/2022/0107.



PROPOSAL

We are instructed to seek offers in excess of **£2,000,000 (Two Million Pounds)** subject to contract and exclusive of VAT reflecting a **net initial Yield of 9.18%** assuming purchasers' costs of 6.8%

For further information or to arrange an inspection, please contact;

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SUBJECT TO CONTRACT May 2025