

QUEEN STREET RETAIL PARK

BOSTON, LINCOLNSHIRE, PE21 8XB



WELL SECURED RETAIL WAREHOUSE INVESTMENT FOR SALE



INVESTMENT SUMMARY

- Boston is an historic market town and port in southern Lincolnshire.
- Prominently located on the A52.
- Queen Street Retail Park has a catchment of 88,300 people within a 20-minute drive.
- The scheme is adjacent to an Aldi foodstore and close to a Currys, an Asda and a Wickes.
- It is a modern retail park of three retail units and a drive-thru restaurant.
- The property is well let to Farmfoods, Pets at Home, Halfords and McDonald's.
- It has a WAULT of 8.6 years to expiry and 7.5 years to break.
- The units are the right size for the tenants, all of whom trade well from the scheme.
- The scheme has a passing rent of £367,813 pa, an affordable £12.39 psf on the retail warehouse units.
- Reversionary to £403,321 pa.
- The Farmfoods lease contains a fixed increase in 2031.
- Our client is seeking offers in excess of **£4,920,000 (Four Million Nine Hundred and Twenty Thousand Pounds)**, subject to contract and exclusive of VAT, for their freehold interest in the property.

A purchase at this level would show an **initial yield of 7.00%**, reverting to **7.68%** and an **equivalent yield of 7.37%**. All figures are net of purchaser's costs of 6.8%.

LOCATION

Boston is an historic market town and port in southern Lincolnshire situated on the River Witham some 35 miles southeast of Lincoln and 37 miles northeast of Peterborough. The town was established in the Middle Ages as an important seaport and was granted its charter by Henry VIII in 1545. The Staple Trade made the town a centre for European intellectual influence and in particular of Calvinism. Some of the original Pilgrim Fathers tried to emigrate through Boston in 1607 and eventually travelled to America on the Mayflower.

The town is surrounded by flat fenland, which is some of the most productive and valuable farmland in the UK. Lincolnshire provides approximately 30% of the UK's vegetables. The Haven River, which the River Witham becomes south of Boston, runs into the Wash and provides a link from the Port of Boston to the North Sea for shipping, which handles grain, agricultural produce, fertiliser, steel, paper and other goods.

The town has a working fleet of 26 fishing boats catching cockles, shrimp and mussels.

Major employers include Calders & Grandidge (The UK's main manufacturer of telegraph poles), Metsa, Coveris, Amberley Labels, Reco Surfaces, Greencore, Pilgrim Foods, Tulip Limited, DWB Timber and the NHS. The town also has a regular weekly market.



‘Boston is an historic market town and port in southern Lincolnshire.’

BY ROAD



The A16 runs south to Spalding and Peterborough and north to Grimsby. The A17 runs northwest to Newark and the A1. The A52 runs west to Nottingham and the M1.

BY RAIL



The town has regular rail services west to Nottingham (1 hour 10 mins) with a fastest journey time to London Kings Cross of 2 hours 15 minutes.

BY AIR



The closest international airport to Boston is Humberside Airport, approximately 50 miles to the north, which has domestic flights and international flights to Europe.



‘The property is well let to Pets at Home, Farmfoods, Halfords and McDonald’s, with a WAULT of 8.6 years to expiry’



CATCHMENT AND DEMOGRAPHICS

The borough of Boston has a population of 70,500 residents (2021 Census), marking a 9.1% increase since 2011, significantly ahead of the UK average of 5.9%. The property itself has a population of some 88,300 people within a 20-minute drive time (Place Informatics).

Boston's levels of car ownership are above the national average. Levels of home ownership are broadly in line with national statistics. Levels of economic activity are very significantly higher than the national average (+29.1% in the 20-minute drivetime catchment).

The 20-minute drivetime catchment of Queen Street Retail Park has an annual Relevant Tenant Spend that is significantly higher than the national average (+10.5%). This means that the catchment spends considerably more money than the UK average on the goods being sold by tenants represented at Queen Street Retail Park.

SITUATION

Queen Street Retail Park is situated in a prominent position on the western side of the A52 Queen Street, approximately a quarter of a mile west of Boston Town Centre. The A52 is one of the main arterial roads taking traffic through Boston.

Queen Street Retail Park forms a central part of Boston's main out of town retail location. Immediately to the north of the scheme is an Aldi supermarket, to the north of which is a stand-alone Currys unit, to the north of which again is an Asda foodstore and petrol filling station. To the northeast of the scheme, on George Street, is a solus Wickes unit.



DESCRIPTION

Queen Street Retail Park is a modern retail warehouse development comprising a terrace of three units and a drive thru fast-food restaurant. The scheme totals 25,933 sq ft, being made up of three retail units of between 7,000 sq ft and 8,045 sq ft and a drive thru unit of 3,030 sq ft.

The scheme is accessed from a spur road off Queen Street which serves both the retail park and the adjacent Aldi unit.

The three retail warehouse units are modern in design and are of a steel portal framed construction with brick-built elevations under pitched roofs. The units are serviced from the rear via a dedicated service yard.

The drive-thru unit is situated at the northern end of the terrace and has been built to McDonald's specifications. The drive-thru lane runs clockwise around the unit which is accessed from the customer car park.

Customer parking is regularly laid out to the front of the units and there are 112 spaces in total, showing an attractive ratio of 1:231 sq ft.

TENURE

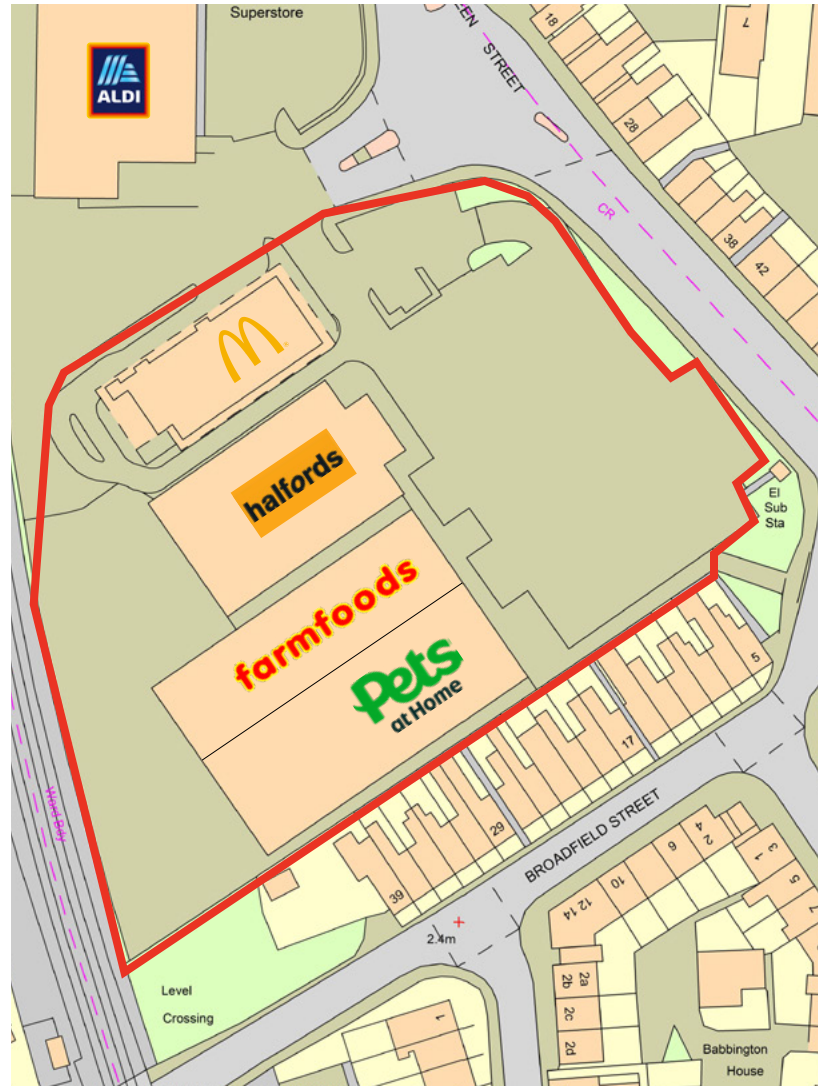
The property is held freehold.

SITE

The property occupies a regular site of 2.08 acres.

PLANNING

The development was originally granted consent in 2001 (No B/O1/0632) and has a Class E planning consent for retail use, which includes the sale of food from Unit C.



TENANCIES

The property is well let to four national retailers in accordance with the following schedule:

Unit	Tenant	Area (sq ft)	Lease Start	Review Date	Lease Expiry	Rent Passing (pa)	Rent Passing (psf)	ERV (£ psf)	ERV (£ pa)	Comments
Unit A	McDonald's Restaurants Limited	3,030	30/09/01	30/09/26	29/09/43	£84,000	£27.72	£30.00	£90,900	OMV reviews.
Unit B	Halfords Limited	7,000	01/12/16	-	01/12/31	£94,500	£13.50	£13.50	£94,500	Terms agreed with Halfords for a new 5 year reversionary lease from 12/2026 at £94,500 pa, 8 months' rent free to be received as 16 months' half rent.
Unit C	Farmfoods Limited	8,045	01/08/21	01/08/31	01/08/36	£80,000	£9.94	£13.50	£108,608	Fixed increases to £80,000 pa in 2026 and £85,000 pa in 2031. Tenant break option in 08/2031. The vendor will top-up the rent of £80,000 pa until the 08/2026 fixed increase.
Unit D	Pets at Home Limited	7,858	01/11/24	-	01/11/29	£109,313	£13.91	£13.91	£109,313	Lease regeared for 5 years in 11/24. 10 months' rent free received as 20 months' half rent.
Total		25,933				£367,813			£403,321	

All of the units are the right size for the tenants as is demonstrated by the relatively recent letting to Farmfoods, the Pets and Home and McDonald's regears and the fact that Halfords are in the process of regearing. The tenants clearly trade well from the scheme.

Our client has received offers from EV charging companies to install up to 8 charging points which would produce a rent of circa £22,500 pa. This rent would increase annually on fixed increases. Further details are available upon request.

Once the regear of the Halfords lease has completed the scheme will have a WAULT of 8.6 years to expiry and 7.5 years to break.



‘The units are the right size for the tenants, all of whom trade well from the scheme.’



INCOME SECURITY

The property has a WAULT of 8.6 years to expiry.

Unit	Tenant	D&B Score	Year Ending	Sales Turnover (£000's)	Profit/Loss Before Taxes (£000's)	Net Worth (£000's)
Unit A	McDonald's Restaurants Limited	5A 2	31/12/2024	1,821,827	120,082	626,227
			31/12/2023	1,835,618	66,327	641,745
			31/12/2022	1,597,442	170,875	675,611
Unit B	Halfords Limited	5A 2	28/03/2025	950,000	30,200	314,600
			29/03/2024	950,600	40,500	484,100
			31/03/2023	932,300	54,100	440,200
Unit C	Farmfoods Limited	5A 2	28/12/2024	1,044,430	30,465	172,246
			30/12/2023	1,017,995	22,998	152,922
			31/12/2022	942,446	22,225	142,075
Unit D	Pets at Home Limited	5A 2	27/03/2025	1,306,778	56,521	949,988
			28/03/2024	1,330,091	54,577	945,877
			30/03/2023	1,278,705	77,667	957,106



RETAIL WAREHOUSING IN BOSTON

In addition to the retail warehousing in the immediate vicinity of Queen Street Retail Park, there are the following other developments;

- Boston Shopping Park.** Located on the northeastern side of the town centre on the A1137. It comprises a scheme of 65,043 sq ft of 8 retail warehouse units and a kiosk. It is let to TK Maxx, Home Bargains, Card Factory, Sports Direct, The Food Warehouse and Easy Bathrooms, with a first floor unit currently vacant. This unit is the only retail warehouse vacancy in Boston. The passing rent reflects £12.57 psf overall. Unusually, parking on the scheme is charged on a pay and display basis.
- Alban Retail Park.** Located on the southwestern edge of the town on the A52. It comprises a scheme of 54,397 sq ft and is let to B&M, Dunelm and PureGym. Puregym are the most recent letting having taken 5,557 sq ft on a 15 year lease at £15.30 psf. B&Q, Lidl, Tesco and Downton also occupy units in the location.
- M&S.** M&S have signed an agreement to lease to take a new 22,000 sq ft store at £16.50 psf on a 10 year lease.



VAT

We understand that the property is elected for VAT and as such it is anticipated that the sale will be treated as a TOGC.

EPC

Copies of the Energy Performance Certificates are available upon request.

PURCHASE PRICE

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FURTHER INFORMATION

Should you require any further information regarding the property or wish to arrange an inspection, please do not hesitate to contact:

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In order to comply with anti-money laundering regulations, Staunton Whiteman LLP will require the identification of, and certain information upon, the successful bidder. In submitting an offer, bidders agree to provide such information when Heads of Terms have been agreed.

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- iv) In order to comply with anti-money laundering regulations, Staunton Whiteman LLP will require the identification of, and certain information upon, the successful bidder. In submitting an offer, bidders agree to provide such information when Heads of Terms have been agreed.

Brochure by Adrian Gates: 07710 316 991