

111-112 High Street | Stourbridge | DY8 1EE

# Loungers PLC Investment with Car Park Income and Consented Residential Conversion Opportunity – For Sale – Freehold

£1,250,000  
+ VAT

- Town centre Freehold mixed-use investment
- Let to **Loungers PLC** with 10.75 years unexpired
- Consented residential development opportunity to convert upper floors to 9 residential apartments, with further consent for up to 9 units.
- Additional income from car park managed by **Euro Car Parks**.
- Generating £64,630 in 2024.
- Occupiers in the vicinity include **Coffee #1, B&M, Home Bargains, TH Baker, Specsavers** and **Greggs**.
- Other major occupiers represented in Stourbridge include **Waitrose, Tesco, Iceland** and **Aldi**.
- **Guide price £1,250,000 plus VAT which reflects a net initial yield of 6.82% on the commercial income, plus £350,000 for the residential element**



**FOR SALE**



Location



Gallery



Contact



FHP are delighted to offer this attractive investment let principally to the undoubted covenant, Loungers PLC, with further income from Euro Car Parks, and further development potential through conversion of part ground and upper floors.

## Location

Stourbridge is an affluent town of approximately 55,000 residents and a catchment population of approx. 440,000 within 10km.

Located 12 miles south west of Birmingham, and 10 miles north east of Kidderminster, Stourbridge is conveniently located 7 miles from M5 junctions 3 & 4.

High Street and Ryemarket Shopping Centre are the principal shopping areas in the town, with footfall rising in the Waitrose anchored Ryemarket to over 80,000 per week, a near 15% uplift since early 2023.

## Description

Sitting on a plot of approx. 0.45 acres, the subject premises comprise a single let café / bar / restaurant to the ground floor, with the 23 space Victoria Street car park to the rear.

Consent is in place to convert the vacant part ground and first floor to 9 residential apartments, with further consent to add an extension to provide another 9 residential apartments.



## Tenancies

A Schedule of Tenancies is set out below.

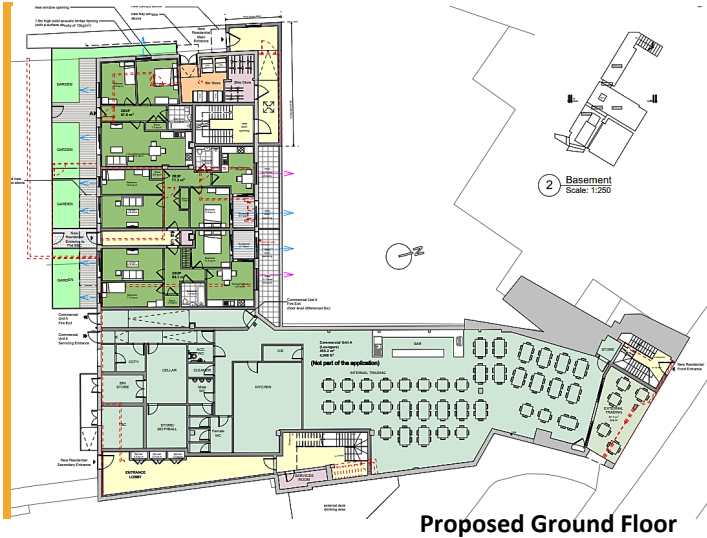
Address	Tenant	Accommodation	Lease Start	Lease Expiry	Rent pax	Rateable Value	EPC	Comments
111-112 High Street	Loungers PLC t/a Soffio Lounge	Ground Floor: 5,831ft <sup>2</sup>	11/03/2020	10/03/2035	£50,000	£38,000	B (42)	Rent payable quarterly in advance. Upwards only rent reviews on each 5 <sup>th</sup> anniversary calculated to open market rental value.
Victoria Street Car Park	Management Agreement – Euro Car Parks Limited	Not applicable	01/05/2022	31/04/2024 (rolling thereafter on 4 weeks prior written notice – mutual)	June 2023 – May 2024 £14,630	N/A	N/A	Income calculated as 75% of monies collected from Pay and Display or Pay by Phone, after operating costs plus 30% of monies collected from Parking Control Notices, less VAT and operating costs. Income between Oct 2022 – Sept 2023 - £12,656.
					£64,630			

The floor areas are provided for guidance purposes only and we strongly recommend that all interested parties undertake their own measured surveys of the property as part of their due diligence.



## Covenant Information

Tenant	
<b>Loungers PLC</b>	<p>Founded in 2002, Loungers PLC has grown to 262 sites (at May 2024) across three complementary brands. As at their last shareholder update in April 2024, Loungers PLC had generated revenues of over £353m, up 24% from FY2023 with a gross profit of 24.7%.</p>
<b>Euro Car Parks Ltd</b>	<p>Euro Car Parks Ltd has been established for over 47 years and manage car parks across the UK and Ireland. To 31<sup>st</sup> December 2022, Euro Car Parks Ltd reported a gross income of £79m, turnover of £48m and profit before tax of £12.6m, with net assets of over £26.5m.</p>



**Proposed Ground Floor**

## Planning Consent

A notification was submitted for permitted development of 9 residential apartments together with a ground floor lobby and entrance. Full details and documentation is available on request.



**Proposed First Floor**



**Proposed North Elevation**

Elevation only as seen from service yard to rear of adjoining high street property.



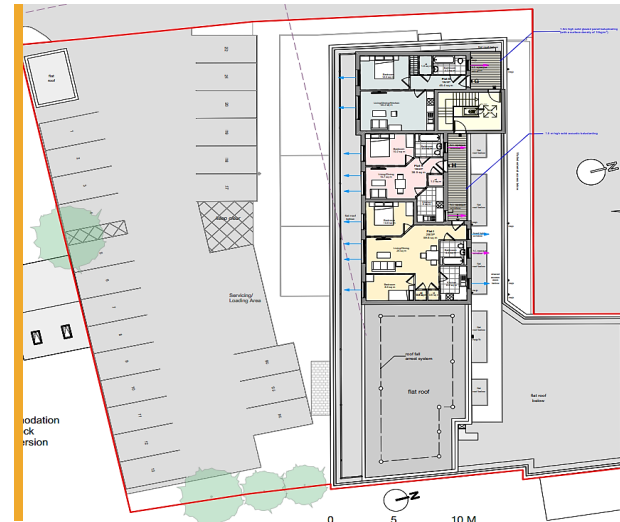
**Proposed Second Floor**



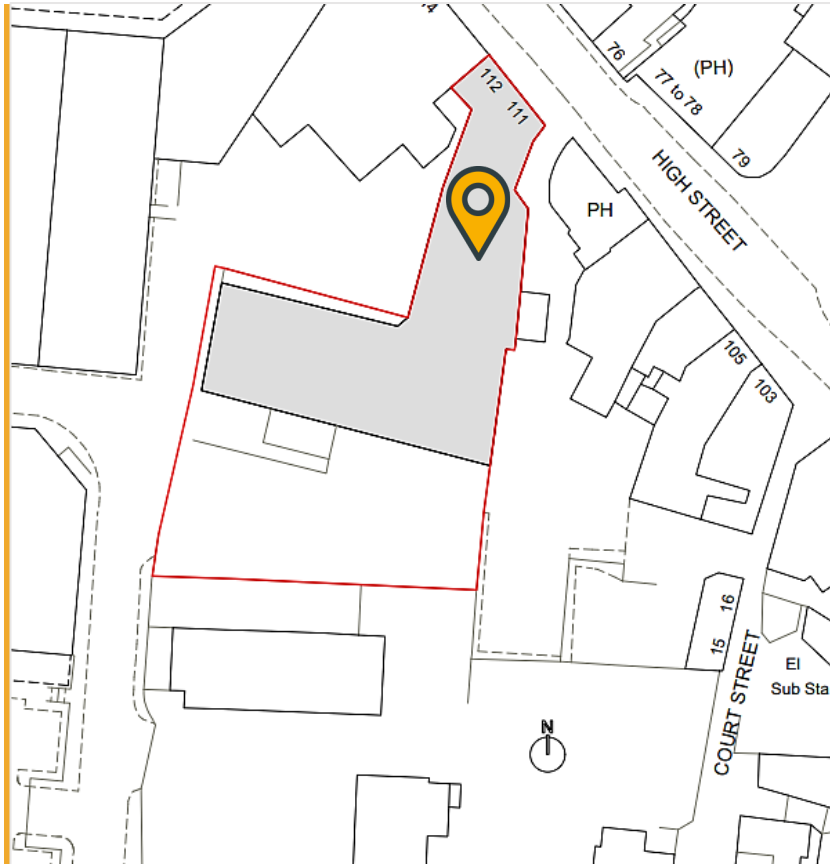
**Proposed South Elevation**

## Planning Consent

A further consent obtained under application number P21/0775/PN20AB for a further 9 apartments. Full details and documentation is available on request.



**Proposed Third Floor**



## Tenure

Freehold subject to the occupational tenancies, held under title number WM290905.

## Price

Offers are sought in the region of:-

**£1,250,000**

which reflects a net initial yield of:-

**6.82%**

Plus £350,000 for the consented residential element.

Purchaser's costs are assumed at 5.66%

## VAT

The property is elected for VAT purposes and it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

## Identity Checks

In order to comply with anti money laundering legislation, the successful purchaser will be required to provide identification documents to include a valid passport or drivers licence together with a recent utility bill and proof of funds.



## Costs

Each party will be responsible for their own legal and professional costs involved in connection with the transaction.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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13/08/2024

Please click here to read our "Property Misdescriptions Act". E&OE.