

**FREEHOLD INVESTMENT SALE**

# GRANGE PARK RETAIL

**WILLIAMS WAY, GRANGE PARK  
NORTHAMPTON NN4 5DW**



**Food Anchored District Centre with c46% of the  
Income to Co-operative Foodstores Limited**







Red line for identification purposes only.

- **Dominant neighbourhood retail scheme** situated on Grange Park, Northampton.
- **Built in 2004** as part of a wider neighbourhood / district centre that includes a detached health centre with a pharmacy and dental practice (sold freehold) and a detached childrens day nursery (sold long leasehold).
- **Food anchored scheme with 46.06% of the income to Co-operative Foodstores Limited** who have just undergone a 2024 rent review.
- Strong performing Co-op supermarket.
- **Current income is £390,770 per annum equating to only £18.33 per sq ft across the retail** (disregarding the EV charging bays and car parking).
- 19,606 sq ft (excluding the sold freehold and long leasehold elements) comprising a supermarket, 6 x retail / take away units, a kiosk, 6 x EV charging bays (to be installed) and a church. The church has been sold long leasehold. Additionally, there are 7 x residential flats let on AST's and 4 x residential flats sold long leasehold.
- 3.3 acre site including a 106 space car park.
- Freehold with the benefit of the long leasehold interests.
- **WAULT of 3.97 years to lease expiry and 3.39 years term certain.**

## PROPOSAL

Offers are invited for our clients freehold interest **in excess of £4,875,000 (Four Million Eight Hundred and Seventy Five Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects an **initial yield of 7.51%**, net of purchasers costs at 6.80% and a **capital value of only £248.65 per sq ft.**

### THE COUNTY TOWN OF NORTHAMPTON IS A MAJOR COMMERCIAL AND ADMINISTRATIVE CENTRE BENEFITING FROM BEING LOCATED IN THE HEART OF THE COUNTRY.

It is regarded as one of the UK's premier distribution hubs being situated within the Golden Triangle, and is strategically located 68 miles north west of London, 59 miles south east of Birmingham and 59 miles west of Cambridge.

Northampton benefits from excellent communications with it being located within close proximity to Junctions 15, 15a and 16 of the M1 motorway linking the town to both London and the north of England. The M6 and M40 are all located within close proximity. Northampton town centre is accessed via the A45 and A508.

There are regular train services to London Euston and Birmingham New Street with fastest journey times of 51 minutes and 62 minutes respectively.

London Luton Airport and Heathrow Airport are 38 miles and 68 miles to the south east respectively, East Midlands Airport 55 miles to the north and Birmingham International Airport 50 miles to the north west.



Not to scale for identification purposes only.



# GRANGE PARK RETAIL

Williams Way, Grange Park, Northampton NN4 5DW



Entrance

Co-op

Red line for identification purposes only.





**THE PROPERTY IS SITUATED ON GRANGE PARK APPROXIMATELY 600M TO THE NORTH EAST OF THE M1 MOTORWAY (JUNCTION 15) AND APPROXIMATELY 5 MILES SOUTH OF NORTHAMPTON TOWN CENTRE.**

Saxon Avenue, which intersects with the M1 (Junction 15) and the A45, leads directly onto Williams Way.

The property is in a mixed use location predominantly comprising residential, a primary school and industrial / warehouse units.





**BUILT IN 2004, THE PROPERTY IS OF STEEL FRAME CONSTRUCTION WITH BRICK CLAD ELEVATIONS UNDER PITCHED TILED ROOFS AND, OVER THE SUPERMARKET, A TILED PITCHED PARAPET FLAT ROOF.**

The property was developed as part of a larger scheme comprising a detached health centre with a pharmacy and dental practice (sold freehold) and a detached childrens day nursery, that has been sold long leasehold.

Grange Park Retail comprises a Co-op anchored convenience retail scheme with six additional retail / take away units, a kiosk unit and six EV charging bays. On part first floor, above units 1 and 2, are seven residential flats let on AST's. Additionally on part first and second floors, above units 3-5, are four residential flats sold long leasehold. To the northern part of the property is a church that has been sold long leasehold.

There is a substantial car park to the front for 106 vehicles together with a rear service yard.

## TENURE

The property is held freehold with the benefit of the long leasehold interests.



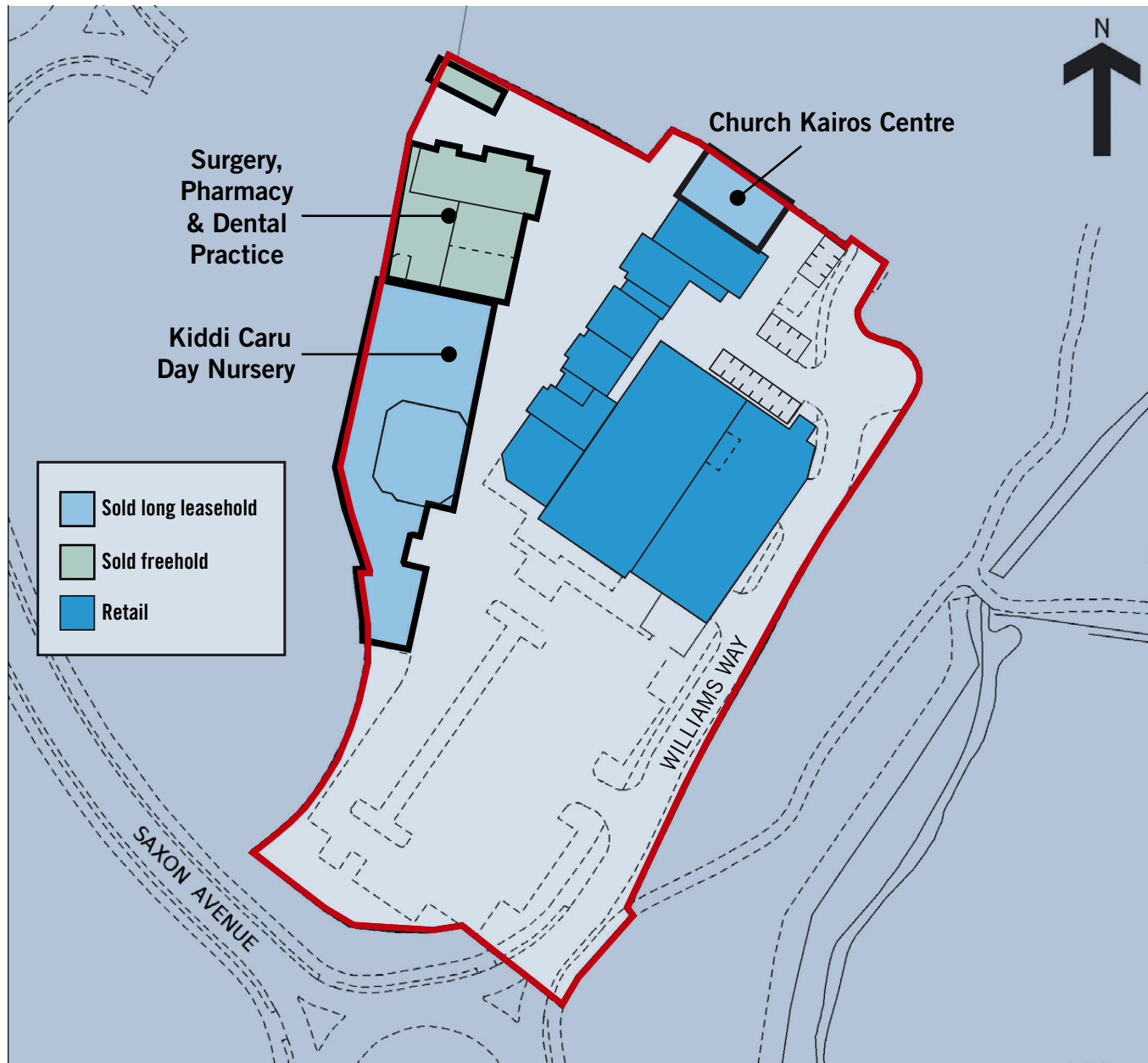


Grange Park Retail is let on effective full repairing and insuring terms, other than the residential AST's, as set out in the tenancy schedule.

Unit	Tenant	Area Sq Ft (NIA)	Lease Start	Expiry Date	Break Date	Rent Review	Rent Per Annum	Rent Per Sq Ft	EPC	Comments
Supermarket (i)	Co-operative Foodstores Limited t/a Co-op	9,243	14/05/2024	13/05/2029	-	-	£180,000	£19.47	B40	In occupation since 2016. Unit occupied in part by Co-op Funeralcare under group sharing rights. Previous rent £130,000 per annum.
Unit 1 Wilks Walk	O'Riordan Bond Estate Agents Limited t/a O'Riordan Bond	1,515	25/03/2019	24/03/2029	-	-	£25,000	£16.50	B44	Rent payable monthly in advance.
Unit 2 Wilks Walk	Grange Park Dry Cleaners Limited t/a Grange Park Dry Cleaners	1,089	10/05/2019	09/05/2029	-	-	£18,000	£16.53	B36	Part sublet to Neli's Barbers Limited, outside s.24-28 of the L&TA 1954, for a term from 13/05/2020 to 06/05/2029, subject to review on 10/11/2024, at a rental of £9,600 per annum.
Kiosk Wilks Walk	Nikki Kathleen Angela Martin Ward t/a ShortCuts	243	27/11/2023	26/11/2028	-	-	£3,800	£15.64	B32	Stepped rental increase on 27/11/26 to £4,000 per annum. Rent deposit of £1,200.
Unit 3 Wilks Walk	Sukhrat Masih & Selina Lawrence Masih t/a V7 Fish & Grill	1,022	13/06/2019	12/06/2034	12/06/2029	13/06/2029	£16,500	£16.14	B37	Held by way of assignment dated 28/02/2025 from Thanh Ngoc Tran. Rent deposit of £4,950. Stepped rental increases: 13/06/2026 - £17,000 pa 13/06/2027 - £17,500 pa 13/06/2028 - £18,000 pa Tenant break on 6 months prior notice.
Unit 4 Wilks Walk	Sharon Jellis & Faking It Limited t/a Faking It	953	14/11/2022	13/11/2027	-	-	£15,250	£16.00	C60	
Unit 5 Wilks Walk	ZE Grange Park Limited Surety: Jabran Hassan Mehmood t/a Zizou Express / Zingers	915	11/08/2023	10/08/2038	11/08/2033	11/08/2028 11/08/2033	£14,500	£15.85	B34	Open market rent reviews. Stepped rent increases; 11/08/26: £15,500 11/08/27: £16,500 Tenant break on 6 months prior notice.
Unit 6 Wilks Walk	Sailesh Kumar Malhotra t/a Grange Wok	1,793	25/03/2004	24/03/2029	-	-	£34,400	£19.19	B38	Rent deposit of £22,389.24. Unit part sublet, by way of assignment dated 03/07/2023 to Zaman Hamid Shah t/a Ashiana, outside s.24-28 of the L&TA 1954, for a term expiring 23/03/2029 at a rent equivalent to 50% of the rent payable by the tenant.
6 x EV Charging Bays	Instavolt Limited	0	17/09/2025	16/09/2040	-	17/09/2026 & annually thereafter	£18,000	-	N/A	Yet to be installed. Annual uncapped RPI reviews.
Car Park	Total Car Parks Limited	0	01/09/2019	Annual rolling contract	Rolling break	-	£1,540	-	N/A	Tenant pays 90% of the net car park income monthly in arrears.
<b>Sub Total - Commercial</b>		<b>16,773</b>					<b>£326,990</b>			
<b>Residential AST's</b>										<b>Situated above units 1 and 2 Wilks Walk.</b>
Flat 1	Private Individual	365	09/12/2022	Rolling AST	-	-	£9,000		C73	Deposit of £801.
Flat 2	Private Individual	401	22/11/2024	Rolling AST	-	-	£8,640		C71	Deposit of £830.
Flat 3	Private Individual	568	31/07/2025	30/01/2026	-	-	£9,540		C70	Residential AST. Deposit of £917.
Flat 4	Private Individual	482	10/01/2023	Rolling AST	-	-	£10,200		C71	Deposit of £917.
Flat 5	Private Individual	288	11/09/2023	Rolling AST	-	-	£8,700		C70	Deposit of £801.
Flat 6	Private Individual	364	10/01/2023	Rolling AST	-	-	£8,700		C72	Deposit of £778.
Flat 7	Private Individual	365	10/03/2025	Rolling AST	-	-	£9,000		C70	Deposit of £865.
<b>Sub Total - Residential AST's</b>		<b>2,833</b>					<b>£63,780</b>			
Surgery, Pharmacy and Dental Practice	Freeholder is MedicX Properties VI Limited	0	Sold Freehold		-	-	£0		N/A	
Church Kairos Centre	South Northamptonshire Council	0	25/03/2004	24/03/3003	-	-	£0		N/A	
Kiddi Caru Day Nursery	The Childcare Corporation 4 Plc	0	01/04/2003	31/03/3002	-	-	£0		N/A	
Residential	Wilkes Walk Limited	0	05/09/2003	31/03/2203	-	-	£0		N/A	Situated above units 3-5 Wilks Walk.
<b>TOTAL</b>		<b>19,606</b>					<b>£390,770</b>			

(i) Measured on a GIA basis.





Not to scale for identification purposes only.

## SITE AREA

The site extends to approximately 3.3 acres including the long leaseholds and excluding the sold freehold element.





We have summarised the covenants below:

TENANT	COMPANY NUMBER	YEAR END	TURNOVER	PRE TAX PROFITS	NET ASSETS	%AGE INCOME
Co-operative Foodstores Limited	32443R	01/04/2025	£975,200,000	£159,600,000	£1,148,800,000	46.06%
Residential AST's	-	-	-	-	-	16.32%
Privates	-	-	-	-	-	13.03%
O'Riordan Bond Estate Agents Limited	00907499	31/03/2024	-	-	£517,375	6.40%
Grange Park Dry Cleaners Limited	08884006	31/08/2024	-	-	(£12,308)	4.61%
Instavolt Limited	10484882	31/03/2024	£33,724,341	(£15,644,703)	£55,810,397	4.61%
Faking It Limited	07609460	30/04/2024	-	-	(£180,055)	3.90%
ZE Grange Park Limited	14818434	30/04/2024	-	-	£784	3.71%
Shortcuts Nikki Limited	12970161	31/10/2024	-	-	£1,756	0.97%
Total Car Parks Limited	06449496	31/03/2024	-	-	£2,513,760	0.39%

**The Co-op supermarket is a strong performing store.** Trading information is available upon request.

## CO-OPERATIVE FOODSTORES LIMITED / CO-OPERATIVE GROUP LIMITED

Co-operative Foodstores Limited is a wholly owned subsidiary of Co-operative Group Limited. The Co-operative Group Limited was established in 1884 and now has 6.2m active members, an increase from 5.0m the previous year.

Co-operative Group Limited, for the year ended 4 January 2025, reported a turnover of £11.279Bn, pre tax profits of £161,000,000 and a net worth of £2.198Bn.

For additional information, please see:  
[www.co-operative.coop](http://www.co-operative.coop)





## WAULT

WAULT of 3.97 years to lease expiry and 3.39 years term certain.

## EPC RATINGS

Please see tenancy schedule.

## SERVICE CHARGE

The service charge budget, for the year ending 31 March 2026, is £84,310 equating to £1.52 per sq ft overall.

## DATAROOM

Further information can be found in the dataroom. Access is available upon request.

## VAT

The property is elected for VAT although it is anticipated that the transaction will be treated by way of a transfer of a going concern (TOGC).

## AML

In order to discharge its legal obligations, in accordance with Anti Money Laundering Regulations, Tudor Real Estate will require certain information from the successful bidder. In submitting a bid, you agree to provide such information upon agreement of Heads of Terms.

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## CONTACT



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