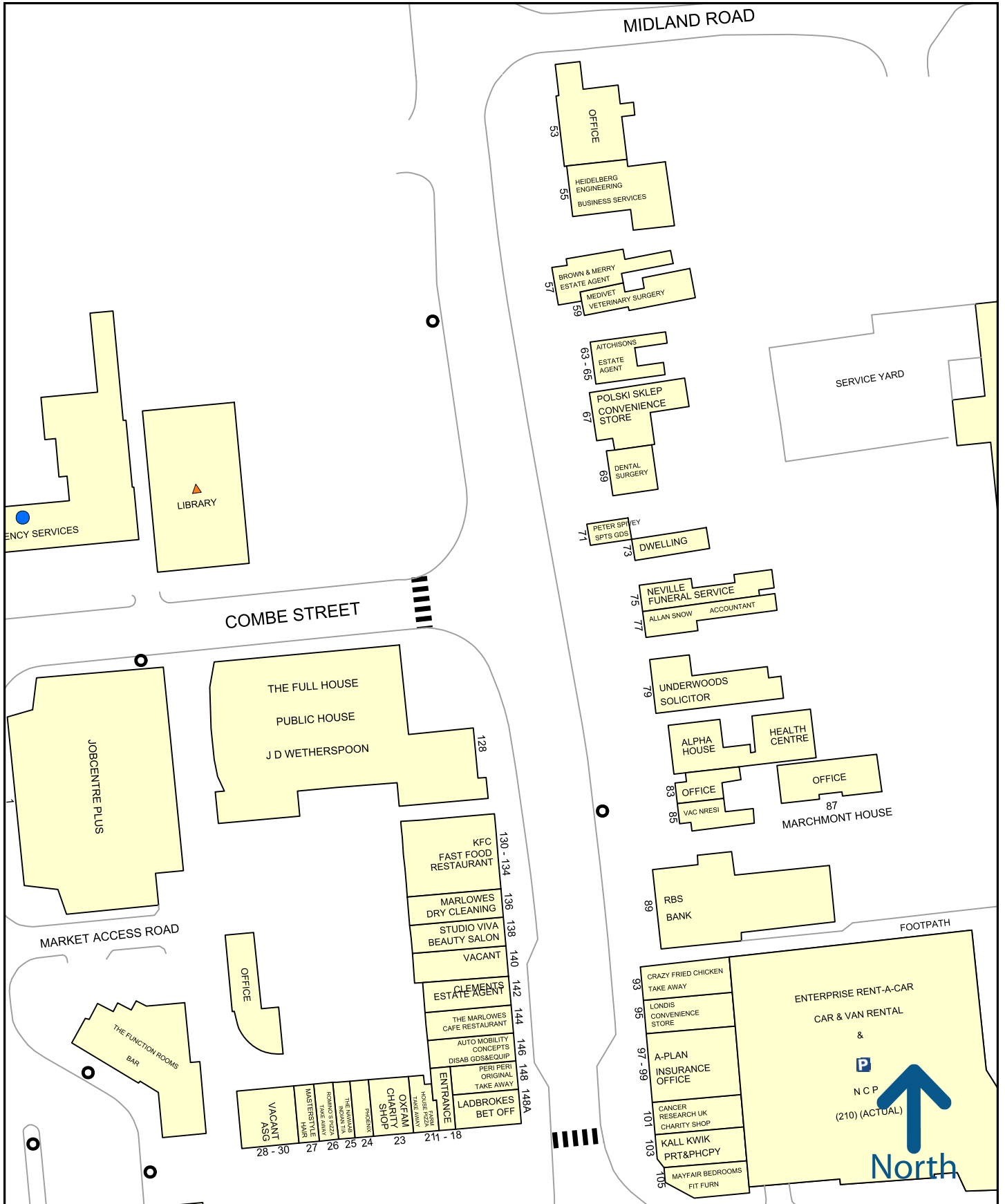
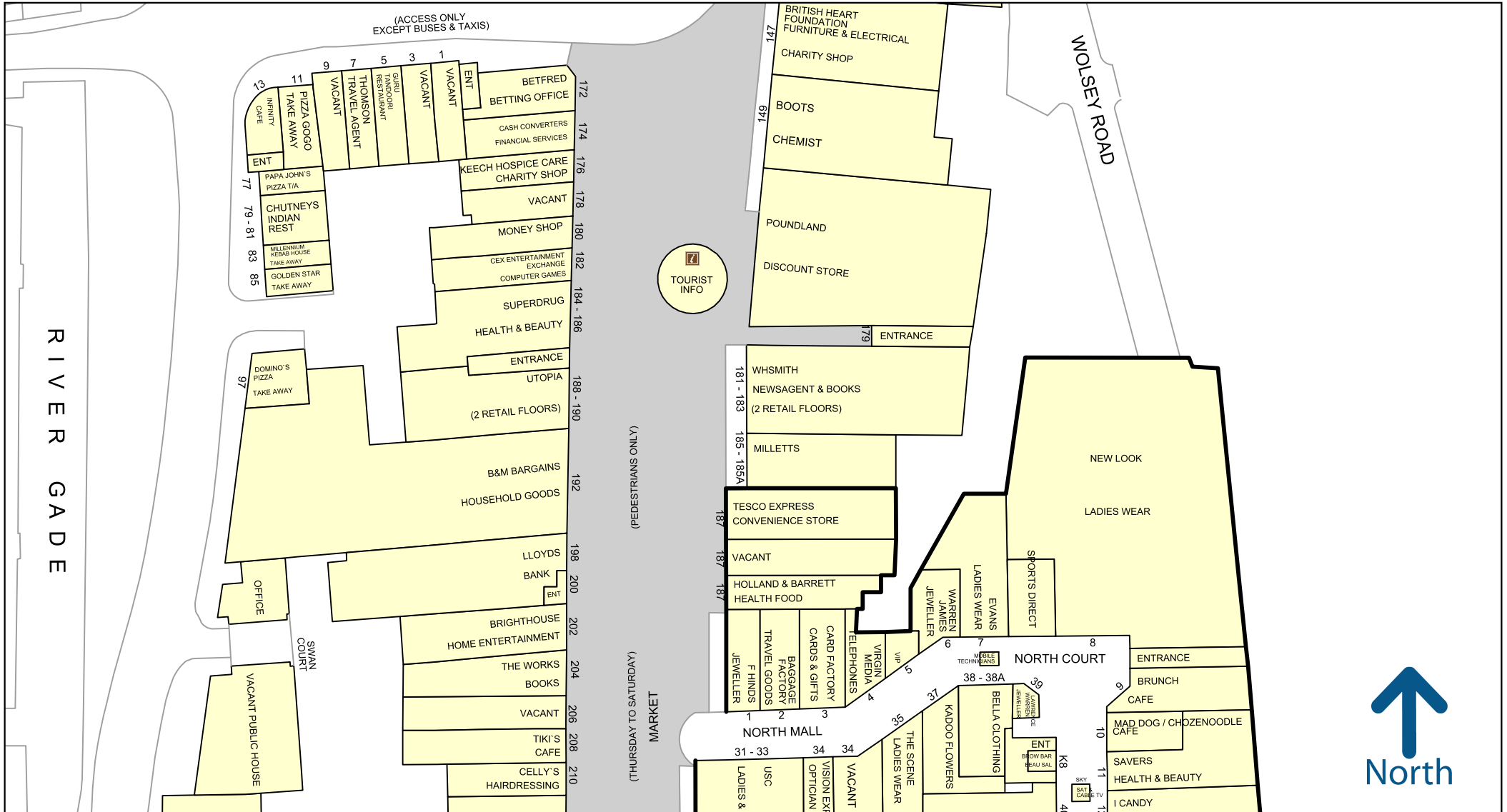


**APPENDIX 5
GOAD EXTRACTS**



Experian Goad Plan Created: 24/11/2015
Created By: Chase and Partners

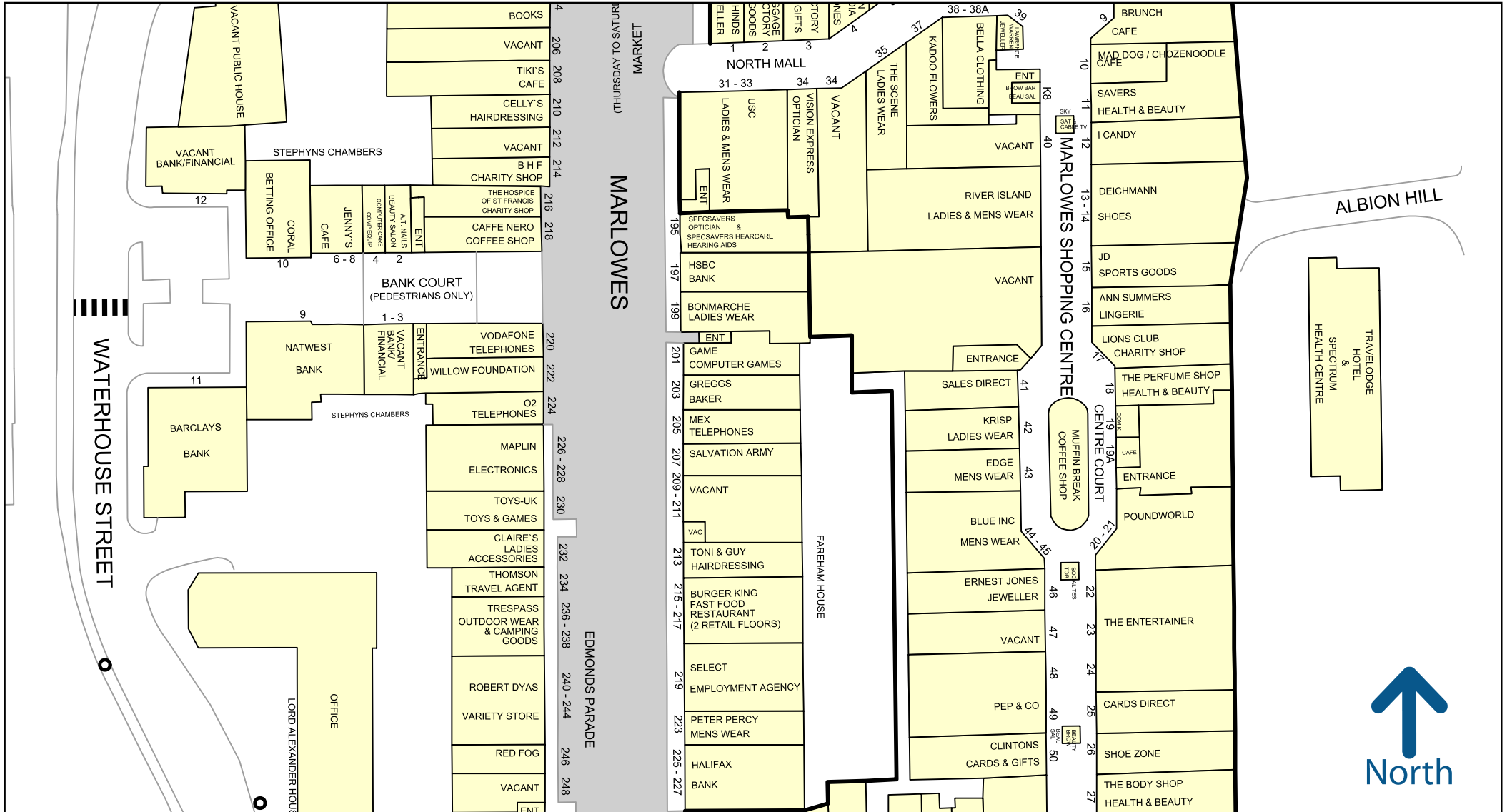
For more information on our products and services:
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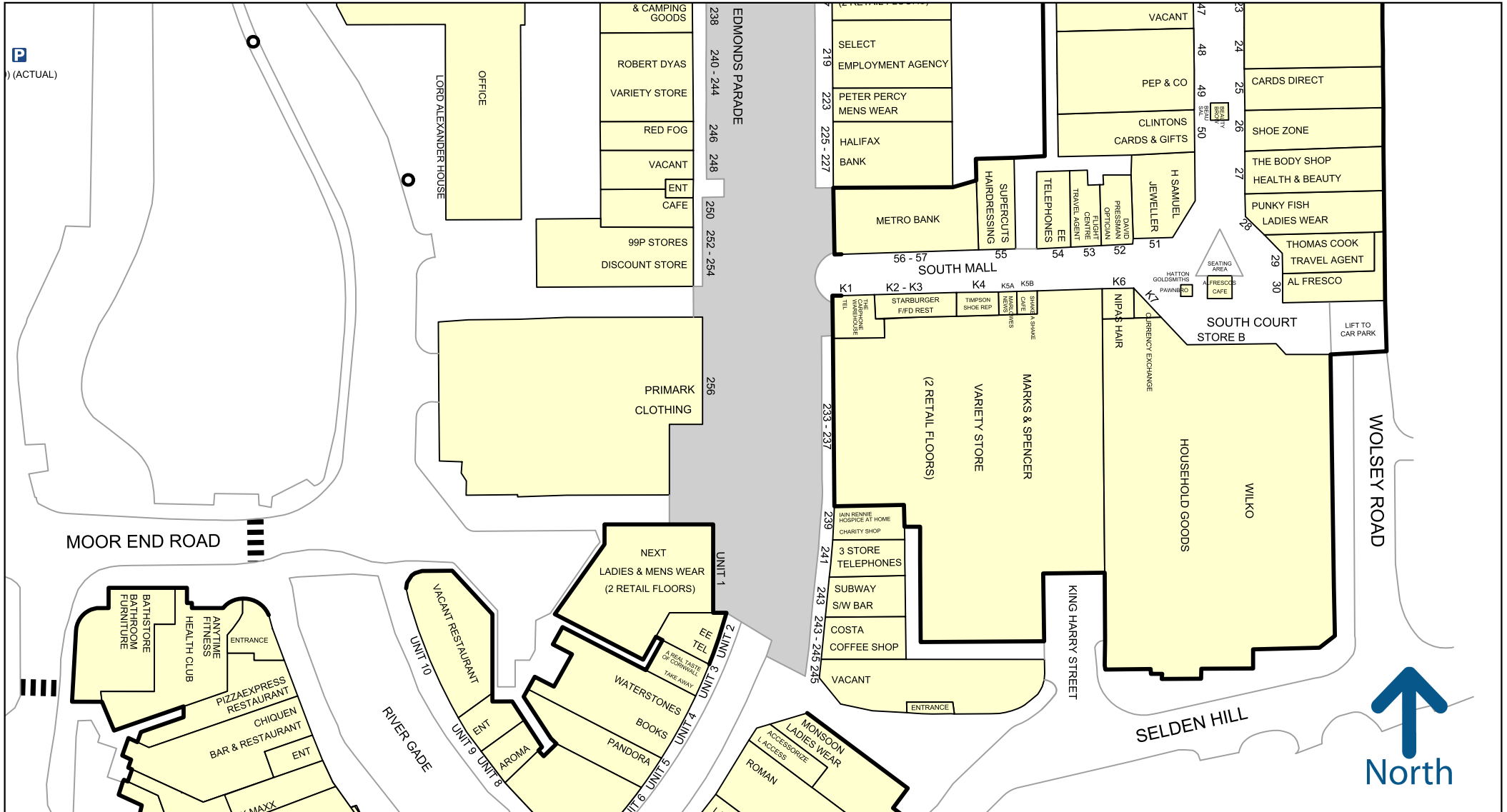
50 metres

Experian Goad Plan Created: 24/11/2015

Created By: Chase and Partners



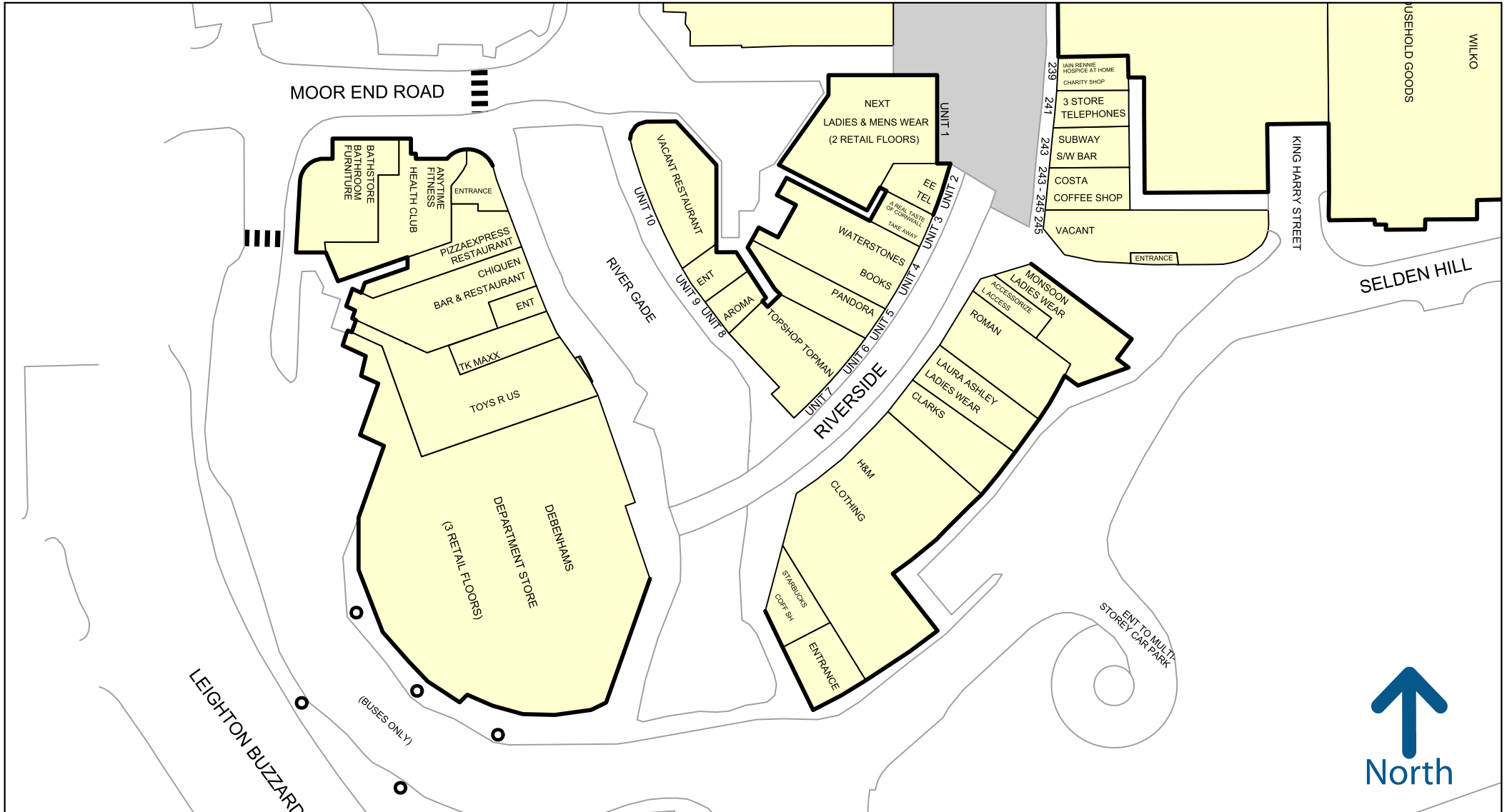
Experian Goad Plan Created: 24/11/2015
 Created By: Chase and Partners



50 metres

Experian Goad Plan Created: 24/11/2015

Created By: Chase and Partners



50 metres

Experian Goad Plan Created: 24/11/2015
Created By: Chase and Partners

**APPENDIX 6
EDMONDS PARADE AND STEPHYNS CHAMBERS
SALES PARTICULARS**

HEMEL HEMPSTEAD – EDMONDS PARADE & STEPHYNS CHAMBERS

100% PRIME MIXED USE INVESTMENT OPPORTUNITY



Retail property expertise





INVESTMENT SUMMARY

- Hemel Hempstead is **one of Hertfordshire's largest towns**, with a resident population of approximately 90,000 and an estimated shopping population of 114,000 people.
- Hemel Hempstead benefits from **one of the most affluent catchment populations in the UK**, ranked 24th of the PROMIS centres.
- The town also benefits from **superb connectivity**, being situated near to both the M25 and M1 motorways, which makes it a popular commuter town, situated 24 miles north of central London.
- The local authority, Dacorum Borough Council, is currently spending **£30m on the Hemel Evolution town centre regeneration**.
- The property is situated in a **100% prime trading position** on the west side of Marlowes, Hemel Hempstead's principal retailing thoroughfare.
- The property is well let with **approximately 70% of the total income secured** against national multiple covenants.
- The passing rents reflect low re-based rental levels, especially in comparison to other south east locations, therefore providing an **excellent platform for future rental growth**.
- The property offers a **number of asset management opportunities**, including re-gearing leases, improving tenant mix and residential conversion of upper parts (subject to planning).
- **Total Current Income: £868,430 per annum**
- We are instructed to seek offers in excess of **£9,620,000** (nine million, six hundred and twenty thousand pounds), reflecting an **attractive net initial yield of 9.00%** on the contracted retail income, assuming a Capital Value of £500,000 for the upper parts.



LOCATION

Hemel Hempstead is a popular commuter town in Hertfordshire. It is strategically located just outside the North West quadrant of the M25 approximately 10 miles south of Luton, 5 miles west of St Albans and 8 miles north of Watford. Central London is located approximately 24 miles to the South East.



The town benefits from excellent communications situated just 2.5 miles from junctions 20/21 of the M25 motorway and 1.5 miles from junction 8 of the M1 motorway, thereby offering unrivalled connectivity to the national motorway network.

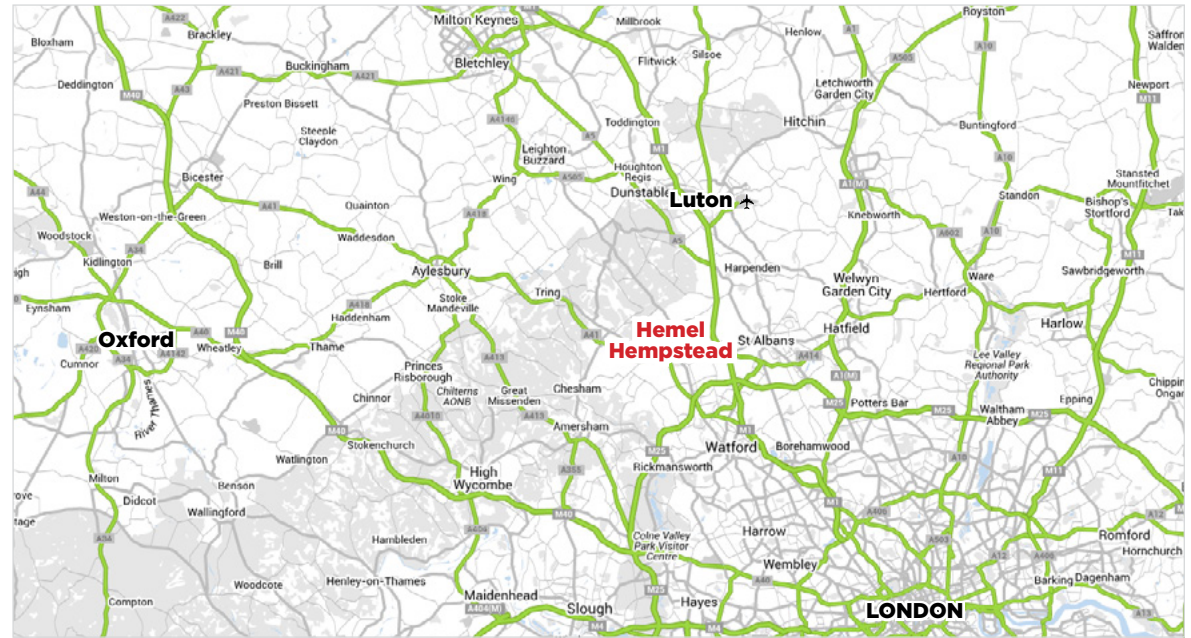


Rail services are also strong, with frequent services to London Euston in approximately 30 minutes. Birmingham New Street can be accessed in less than 90 minutes, with rail connections to the midlands and north beyond.

Regular local bus services run to and from the town centre.



London Luton airport is situated within 12 miles of Hemel Hempstead, providing both domestic and international flights, with London Heathrow airport 25 miles to the south.



DEMOGRAPHIC

Hemel Hempstead is a busy and thriving Hertfordshire town with a resident population of approximately 90,000 people. Dacorum Borough Council has set a target of an additional 520 new homes per year for the borough over the next five years and itself launched a £50 million programme in 2013 to build 300 new affordable houses by 2020.

Whilst its proximity to London and connections to major transport infrastructure make Hemel Hempstead a popular commuter town, they are also a key strength of the local economy. Over 2,000 businesses are located in the town including multi-national firms such as Amazon, BP Oil, Britvic, Dixons Carphone, Kodak, Next Distribution and Unisys.

In terms of unemployment, the local claimant count in 2014 was only 1.4% of the population aged 16-64, compared to the national claimant count of 2.2%.

Hemel Hempstead has a primary retail catchment population of approximately 180,000 people, with an estimated shopping population of 114,000, representing those people who regard Hemel Hempstead as their main shopping destination (PROMIS).

Hemel Hempstead benefits from one of the UK's most affluent catchment populations, ranked 24th of the PROMIS centres. Some 30% of the catchment falls into the AB social category, compared to the UK national average of 22%, with above average home and car ownership (2+ cars).

In line with the affluent and family dominated demographic profile, both existing per capita retail expenditure levels and forecast future growth in comparison retail expenditure for the catchment are significantly above the UK average.



180,000
primary retail catchment



114,000
estimated shopping population





Hemel Hempstead has one of the most affluent catchment populations in the UK, ranked 24th of the PROMIS centres

RETAILING IN HEMEL HEMPSTEAD

Hemel Hempstead currently has approximately 760,000 sq ft (70,606 sq m) of retail floor space (PROMIS), with a good mix of national multiples and independent retailers.

The town centre's main retail offer runs north to south along the pedestrianised section of the Marlowes. Hemel Hempstead has two purpose-built managed shopping centres: the largest and only covered centre is Marlowes Shopping Centre, which runs along virtually the entire length of the east side of the Marlowes (opposite the subject property); the second centre in the town is the more modern, open air Riverside Shopping Centre, which is located to the southern end of the Marlowes.

To the north of the Marlowes is the Old Town, retaining its historic heritage and character, which together with the attractive Water Gardens, adds to the town's overall shopping experience.

Hemel Hempstead has a Debenhams department store that anchors Riverside Shopping Centre, along with Marks & Spencer and Primark on the Marlowes. Other retailers with representation in the town include:












HEMEL HEMPSTEAD EVOLUTION

Dacorum Borough Council identified a need to enhance the quality of the offer and environment of Hemel Hempstead town centre. It has therefore looked to address specific issues in terms of the regeneration and upgrading of key sites, heritage assets and public realm, to help secure the town centre's long term prosperity and create an appealing, attractive and high quality environment in which to live, shop and work. In response to this, the Hemel Hempstead Town Centre Masterplan was adopted in January 2013, in order to provide direction over the next 10 years and to enable transformation and regeneration to proceed as quickly as possible during this period.

Branded as Hemel Evolution, over £30m is to be invested into the rejuvenation and regeneration of the town centre. Major public realm improvements to the Marlowes commenced last year and have only very recently completed. This has made a dramatic improvement on the retailing environment on the Marlowes and is of direct benefit to the subject property.

The next phase of the planned programme will include a new bus interchange located immediately to the north of the pedestrianised section of the Marlowes, bringing the buses closer to the main shopping area.

There will also be a new public sector quarter, incorporating a new headquarters for Dacorum Borough Council, library and police station.





SITUATION

The property is situated in a 100% prime trading position on the western side of the Marlowes, Hemel Hempstead's principal retailing thoroughfare. The property is situated directly opposite the two main entrances into the Marlowes Shopping Centre, which, together with Marlowes itself, is currently the focal point for retailing in the town.

Retailers in the immediate vicinity include Marks & Spencer, Primark, Next, River Island, H&M, New Look and Debenhams.

DESCRIPTION

The property occupies a substantial site in the heart of Hemel Hempstead's retailing core, providing a prominent mixed use retail and office parade. The retail element consists of 22 units trading on the ground floor with a combination of office and ancillary space spread over the two upper floors.

The property effectively comprises two distinct elements, Edmonds Parade and Stephyns Chambers:

Edmonds Parade comprising Units 226/254 Marlowes, has an extensive frontage onto the Marlowes. The parade includes 10 retail units predominantly arranged to provide ground floor retail accommodation with ancillary accommodation on the first and second floors.

Stephyns Chambers comprises 212/224 Marlowes together with 5 units which have frontage onto Bank Court, which provides a link between Marlowes and Waterhouse Street, to the rear of the property. The accommodation is arranged to provide ground floor retail space, with the upper floors comprising residential accommodation that is held under separate ownership.



TENURE

Edmonds Parade & 212/214 Marlowes – Freehold.

Stephyns Chambers – the ground floor is held leasehold on the basis of a 999 year lease at a peppercorn rent.

Further information is available upon request.

TENANCY

The property is multi let in accordance with the tenancy and accommodation schedule, producing a total gross income of **£868,430 per annum**.

ACCOMMODATION AND TENANCY SCHEDULE

Tenancy Information		Lease Events					Floor Areas					Comments
Address	Tenant Name	Lease Start	Next Review Date	Lease Expiry	First Break Date	Current Rent	Ground Floor Sales (Sq Ft)	ITZA (Units)	First Floor Anc (Sq Ft)	Second Floor Anc (Sq Ft)	Total Area (Sq Ft)	
Stephyns Chambers												
212 Marlowes	U/O to One YMCA	New 10 year		2025		£27,000	1,079	580			1,079	U/O to One YMCA on new 10 year lease with mutual options to break at Years 3 & 5. Outside the L&T Act 1954.
Part 212 & 214 Marlowes	British Heart Foundation	02/05/07		01/05/17		£45,560	992	561	1,033		2,025	
216 Marlowes	Hospice St Francis (Berkhamsted) LTD	14/10/11	14/10/16	13/10/21	13/10/16	£35,000	1,259	695			1,259	
218 Marlowes	Nero Holdings Limited t/a Caffè Nero	27/04/04		26/04/19		£57,500	1,311	684			1,311	Tenant pays rent monthly by way of concessionary side letter
220 Marlowes	Vodafone Limited	27/06/12	27/06/17	26/06/22	26/06/17	£34,020	1,218	670			1,218	
222 Marlowes	Willow Retail Limited	19/06/15	20/06/20	18/06/25	18/06/20	£30,000	1,010	616			1,010	
224 Marlowes	Telefonica UK Limited t/a O2	22/05/03		21/05/18		£45,000	1,110	628			1,110	
1 & 3 Bank Court	U/O to La Belle Beauty Lounge Ltd	New 10 year		2025		£30,000	1,118	843			1,118	U/O to La Belle Beauty Lounge Ltd on new 10 year lease with TOB in Year 3. 3 month rent deposit held. Outside the L&T Act 1954.
2 Bank Court	Dung The Nguyen t/a AT Nails	11/02/11		10/02/16		£19,000	532	407			532	Further assignment of Lease 18/09/2015
4 Bank Court	David Pleece t/a Computer Care	16/07/10		15/07/20		£17,000	580	433			580	
5 Bank Court	National Westminster Bank PLC	08/02/09		07/02/19		£17,000	603	443			603	
7 Bank Court	National Westminster Bank PLC	24/06/08		07/02/19		£17,000	611	444			611	
6/8 Bank Court	Salim Baslamisli t/a Jenny's Café	New 15 year		2030	2020 & 2025	£30,500	1,021	798			1,021	Tenant renewing lease, 15 year lease with breaks in Years 5 & 10.
Edmonds Parade												
226/228 Marlowes	Maplin Electronics Limited	17/01/11	17/01/16	16/01/21		£80,000	3,552	1,492	1,028	846	5,426	
230 Marlowes	Lytton & Co London Limited t/a Toys UK	24/05/12		23/05/17	24/05/16	£37,000	2,298	965	842	846	3,986	
232 Marlowes	Claire's Accessories UK Limited	21/06/14		20/06/20		£37,850	1,090	582			1,090	
234 Marlowes	Tui UK Retail Limited t/a Thomson	12/04/13		11/04/18		£38,000	1,303	618	822	909	3,034	
236/238 Marlowes	Trespass Europe Limited	29/10/12	29/10/17	28/10/22	29/10/17	£40,000	2,499	1,247			2,499	Tenant pays rent monthly by way of concessionary side letter
240/244 Marlowes	Robert Dyas Holdings Limited	25/03/14		24/03/17	25/03/16	£50,000	3,797	1,915	1,055	990	5,842	
246 Marlowes	Red Frog Limited	28/04/15		27/04/20	27/04/18	£30,000	803	539			803	Stepped rent. £15,000 Y1, £22,500 Y2, £30K thereafter. Outside the L&T Act 1954.
248 Marlowes	Vacant - LL Guarantee	1 Year Guarantee				£25,000	880	555			880	Landlord to provide 1 year rental guarantee.
250 Marlowes	Cappuccio Italian Delicatessen Ltd	24/09/15	24/09/20	23/09/25	23/09/20	£26,000	965	596			965	Outside the L&T Act 1954.
252 Marlowes	99P Stores Limited	15/10/07		14/10/17		£100,000	3,306	1,325	2,647		5,953	
1st Floor, Suite 3	Office Angels Limited	01/12/15		01/12/16					2,320		2,320	New BPF Short Term Lease, mutually terminable on 1 months' notice. Paying £20,817 pa and covering rates, service charge and insurance.
2nd Floor, 252 Edmonds Parade	Vacant									1,561	1,561	Landlord to top up shortfall for period of 1 year
2nd Floor, Suite 3	Vacant									2,362	2,362	Landlord to top up shortfall for period of 1 year. No rates liability as previous lease not dissolved.
TOTAL						£868,430						





The property is well let with approximately 70% of the total income secured against national multiple covenants

RENTAL COMMENTARY

Prime rental values in Hemel Hempstead currently stand at approximately £50 Zone A, having halved from their pre-recession peak of £100 Zone A.

The majority of the lettings within the subject property reflect low, re-based rental levels which, combined with the considerable inward investment that has taken place into the town centre and the rapidly improving consumer economy, suggests that prospects for future rental growth are superb.

ASSET MANAGEMENT OPPORTUNITIES

The subject property provides a potential purchaser with the ability to own a 100% prime, multi-let parade in one of the most affluent catchments in the UK.

In addition, the property has a number of deliverable asset management opportunities through which the freeholder can drive performance over the short and medium term. We highlight a number of these initiatives below:

- Subject to obtaining the necessary consents, we believe the upper parts of Edmonds Parade offer significant potential for residential conversion, as has already been undertaken with great success on Stephyns Chambers.
- Potential to amalgamate a number of retail units to create larger retail floorplates which would appeal to expanding national retailers.
- Regear leases to 99p Stores, Robert Dyas, Thompson, Maplin, Nat West and Caffè Nero to drive rental tone and improve WAULT across the property.
- The recently completed redevelopment of the upper parts of Stephyns Chambers to residential use has the potential to create new demand from convenience retailers for the retail space going forward.



VAT

We understand that the property is elected for VAT. It is anticipated that the sale will be treated as the Transfer of a Going Concern (TOGC).

PROPOSAL

Offers are sought in excess of **£9,620,000 (Nine million six hundred and twenty thousand pounds)**, subject to contract and exclusive of VAT.

Assuming standard purchaser's costs at 5.80%, a purchase at this level would reflect an attractive **net initial yield of 9.00%** on the contracted retail income, assuming a Capital Value of £500,000 for the upper parts.

EPC

The Energy Performance Certificates for the property are available upon request.

SUBJECT TO CONTRACT

FURTHER INFORMATION

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Misrepresentation Act: The particulars in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.
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Retail property expertise

**APPENDIX 7
RETAILER DEMAND SCHEDULE**

Retailer Requirements

Retailer	Fascia	Ground Floor Area Sq ft	Ancillary Floor Area Sq ft	Use	Planning Use Required	Comment
Anglia Home Furniture	AHF	10,000		Furniture	Bulky Goods	
Aldi	Aldi	18,700		Food store	Open A1 Food	Have 2 store existing and would remain open
Arcadia	The Outfit	10,000	8,000 mezzanine	Fashion	Open A1	
B&M Bargains	B&M	25,000	7,000 garden centre	Discount Variety Store	Open A1	
B&Q	B&Q	50,000	25,000 garden centre	DIY	Bulky Goods DIY	Possible relocation
Bensons Beds	Bensons Beds	5,000		Furniture	Bulky Goods	
Boots	Boots	10,000	2,000	Chemist/Drugstore	Open A1	Already represented in town centre, this would be additional representation.
Brantano	Brantano	5,000		Footwear	Open A1	
Carphone Warehouse	Carphone Warehouse	1,500		Phones	Open A1	
Decathlon	Decathlon	25,000		Sportsgoods and clothing	Restricted A1	
Dunelm	Dunelm	22,000	20,000 Mezzanine	Home Furnishings	Bulky Goods	Over trade from current premises and would relocate to suitable site, subject to disposal of existing lease.
Evans Cycles	Evans	5,000		Bicycles	Open A1	
Go Outdoors	Go Outdoors	30,000		Outdoor Equipment & clothing	Restricted A1	
Home Bargains	Home Bargains	15,000		Discount Variety Store	Open A1 & 30% food	
Iceland	Iceland	10,000		Food store	Open A1 Food	Would remain open in town centre
TK Maxx	TK Maxx	22,000		Discount fashion	Open A1	Would relocate from town centre
TK Maxx	Home Sense	18,500		Home Wares Home furnishings/furniture	Open A1 & Bulky Goods	Could operate from mezzanine above TK Maxx
JD Sports	JD Sports	5,000	2,500	Sports Fashion	Open A1	Do not have an active requirement but would consider a relocation to an out of centre fashion park
Lidl	Lidl	26,500 - 29,000		Food store	Open A1 Food	Require 120 car spaces. Recently refused planning on site opposite
Marks & Spener	M&S Simply Food	11,000	5,000 mezzanine	Food store	Open A1 Food	
Matalan	Matalan	12,000	6,000 mezzanine	Fashion	Open A1	
McDonald's	McDonald's	4,000		Restaurant/Take-away	A3	Require A3 Drive-Thru. Would keep other two restaurants open.

**APPENDIX 8
SUGGESTED PLANNING CONDITIONS
JARMAN PARK AND MAYLANDS AVENUE**

Jarman Park,

Relevant conditions recommended to committee:

- The Class A1 retail development hereby permitted shall have a maximum gross floor area of 10,305sqm comprising of;
 - 1505sqm convenience food gross floor space (822sqm net sales area)
 - 8800sqm comparison non-food gross floor space (8000sqm net sales area).

Reason: To limit the impact of the development on the vitality and viability of Hemel Hempstead Town Centre in accordance with Core Strategy Policy CS16.

- The Class A1 retail units hereby permitted shall have a minimum gross floor space of 696sqm.

Reason: To limit the impact of the development on the vitality and viability of Hemel Hempstead Town Centre in accordance with Core Strategy Policy CS16.

- The A1 retail use hereby permitted shall not be used for the sale and display of clothing and footwear (except ancillary clothing or footwear for DIY, motoring or cycling activities) unless formal written approval has been granted by the local planning authority.

Reason: To limit the impact of the development on the vitality and viability of Hemel Hempstead Town Centre in accordance with Core Strategy Policy CS16 and to allow the local planning authority to retain control over the type of goods sold.

- The Class A1 retail units shall only be used for Class A1 uses in accordance with other conditions of this planning permission and the Class A3 unit shall only be used for Class A3 uses and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and for no other purpose permitted under Part 3 of the Town and Country Planning (General Permitted Development, England) Order 2015, unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of safeguarding the vitality and viability of Hemel Hempstead Town Centre.

Aviva Proposal – Maylands Avenue Conditions suggested by applicant

Appendix 1: Proposed Conditions

1. The total retail floorspace (Class A1) to be provided at the site shall not exceed 12,503 sq. m (GIA).
2. The total leisure floorspace (Class A3) to be provided at the site shall not exceed 1,031 sq. m (GIA).
3. The primary retail sale and display of convenience goods shall not take place from more than 1,414 sq. m (net sales).
4. The retail sale and display of comparison goods shall not take place from more than 7,848 sq. m (net sales).
5. The retail units hereby permitted shall not be used for the primary sale of any of the following goods:
 - a. Clothing and Footwear;
 - b. Jewellery and fashion accessories; and
 - c. Pharmaceuticals, toiletries and cosmetics.
6. Notwithstanding Condition 5, the retail sale and display of clothing and footwear, jewellery and fashion accessories is permitted from up to 1,350 sq. m but only when sold from a single unit which also includes the sale of some or all of the following goods from a minimum of 1,350 sq. m:
 - a. DIY and garden goods;
 - b. Furniture;
 - c. Hard and soft furnishings
 - d. Electricals;
 - e. Homewares;
 - f. Flooring and floor coverings; and
 - g. Seasonal goods for the home and garden.
7. Notwithstanding Condition 5, the retail sale and display of sports clothing and footwear, is permitted from up to 825 sq. m but only when sold from a single unit which the primary use (defined as more than 50% of the net sales area) is for the retail sale and display of sports equipment and outdoor pursuits equipment.
8. The retail floorspace hereby permitted shall not be used to create more than six individual units at the application site.
9. No unit at the application site in use within Class A1 shall have a gross internal area of less than 650 sq. m.

In addition applicant has confirmed:

“We are happy to tweak the conditions that have been proposed to ensure that general clothing and footwear can only be sold from an ancillary area (e.g. 5% of net sales). PBA raise concern that up to 49% of a unit could be used under the original wording.

We can also confirm that the applicant is happy to reduce the quantum of Class A3 floorspace from 1031 sq. m to 650 sq. m again to limit competition with the town centre.”