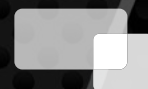


AUDI APPROVED

AYLESBURY HP19 8AL

TOWN CENTRE FREEHOLD CAR DEALERSHIP INVESTMENT WITH MEDIUM TERM REDEVELOPMENT POTENTIAL



Jaggard
Macland

INVESTMENT CONSIDERATIONS

- An opportunity to acquire a well let freehold car dealership investment with secure income to 2032 and medium term redevelopment potential.
- Prominent, roadside location on the main arterial route from the town centre with adjacent occupiers including major supermarkets, multiple car dealerships and retail warehousing.
- Audi Approved showroom and workshop with a total floor area of 28,626 sq ft and a site area of 2.22 acres.
- Let to Lancaster UK Ltd (turnover in 2024 of £1.994bn) on a full repairing lease until October 2040 with a tenant break in October 2032.
- The tenant has traded from the site since 2011 and recently refurbished part of the accommodation.
- The lease is excluded from the Act and includes a landlord's break option in October 2035 providing an early opportunity to secure possession for redevelopment without compensation being payable.
- Current rent £363,000 pa (£12.68 psf) with 5 yearly annually compounded CPI reviews with a collar and cap of 2 – 4%.

PROPOSAL

Offers sought in excess of **£4,500,000 (Four Million, Five Hundred Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of approximately **7.57%** after purchasers' costs of 6.6%.

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AYLESBURY SHOPPING PARK

AYLESBURY TOWN CENTRE

FRIARS SQUARE
SHOPPING CENTRE

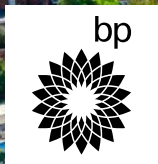
 AYLESBURY STATION

FRIARAGE ROAD

GATEHOUSE ROAD

WHITE HILL PARK

BICESTER ROAD



LOCATED WITHIN A
15-MINUTE
WALK FROM THE
AMENITIES OF
AYLESBURY TOWN
CENTRE AND THE
TRAIN STATION

LOCATION

Aylesbury is the historic county town of Buckinghamshire in South East England. Situated about 36 miles (58 km) northwest of London, the town is strategically located between Milton Keynes, Oxford and High Wycombe.



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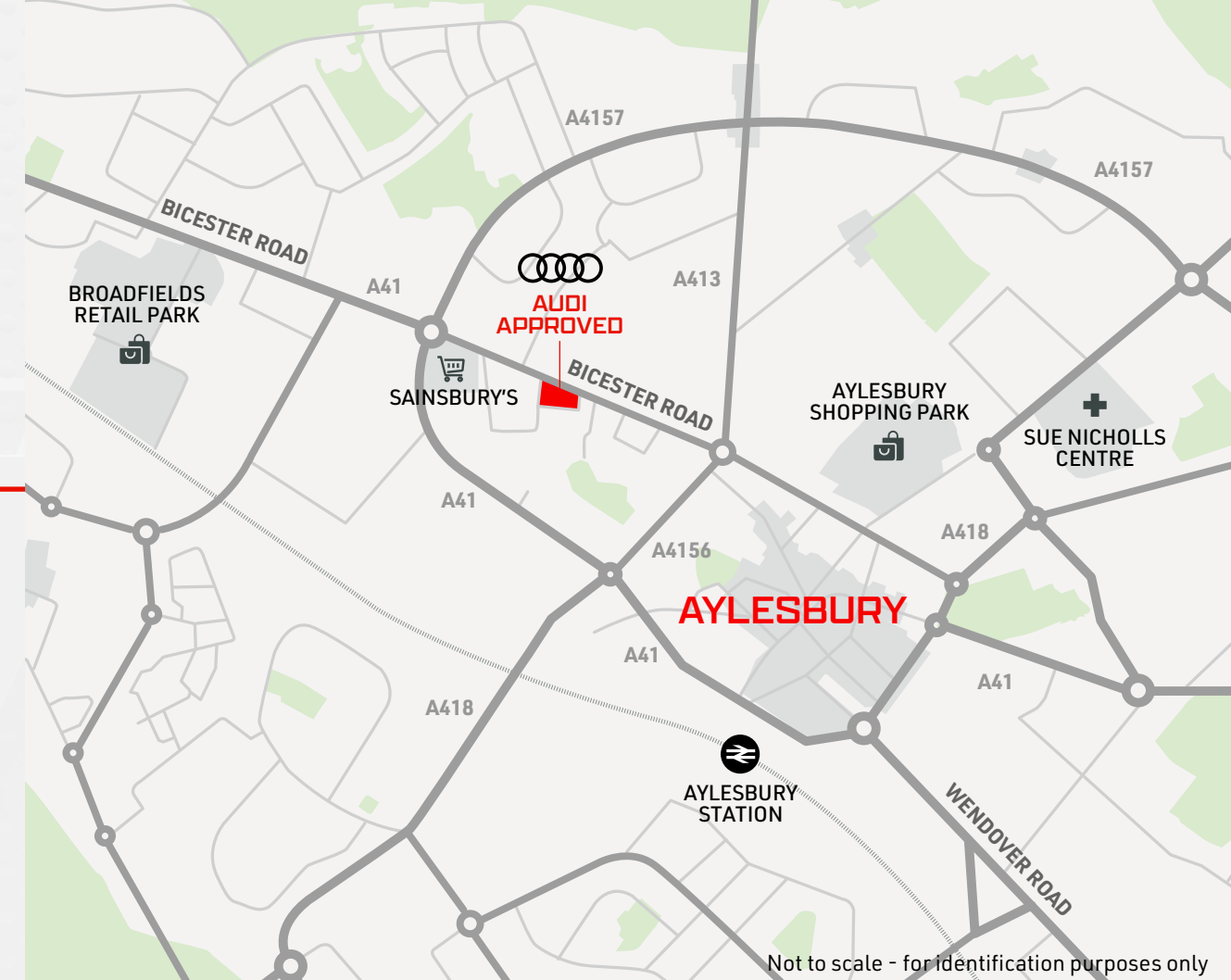
The principal route serving Aylesbury is the A41, connecting the town eastwards towards Watford and the M25, and northwest towards Bicester and the M40. The M25 is around 30 mins away, providing access to London, Heathrow and the wider motorway network.

Aylesbury rail station is served by Chiltern Railways and provides direct links to London and destinations across Buckinghamshire.

The subject property is situated north west of the town centre on the Bicester Road. This is a major arterial route out of the town centre with a mixture of commercial uses including car dealerships, retail warehousing and industrial units nearby together with residential accommodation.

The surrounding area includes the Gatehouse Industrial Estate and Broadfields Retail Park with nearby occupiers including Tesco, Sainsbury's & Aldi, McDonald's, Halfords, TK Maxx together with multiple car dealerships (Ford, Vauxhall, Peugeot, Nissan, Mercedes & Honda).

BROADFIELDS RETAIL PARK ▶





TESCO
Extra

BROADFIELDS
RETAIL PARK



ALDI



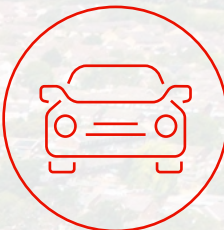
GATEHOUSE
INDUSTRIAL ESTATE



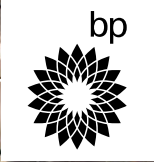
HONDA

Sainsbury's

BICESTER ROAD



AS WELL AS BEING
HOME TO NUMEROUS
SUPERMARKETS AND
RETAIL OFFERINGS,
BICESTER ROAD
IS A HUB FOR CAR
DEALERSHIPS



DESCRIPTION

The premises comprise an Audi Approved car dealership, across three separate buildings together with extensive display and visitor car parking.

Two buildings front the Bicester Road and are used as showroom accommodation with workshop to the rear and ancillary offices/staff breakout facilities on the first floor.

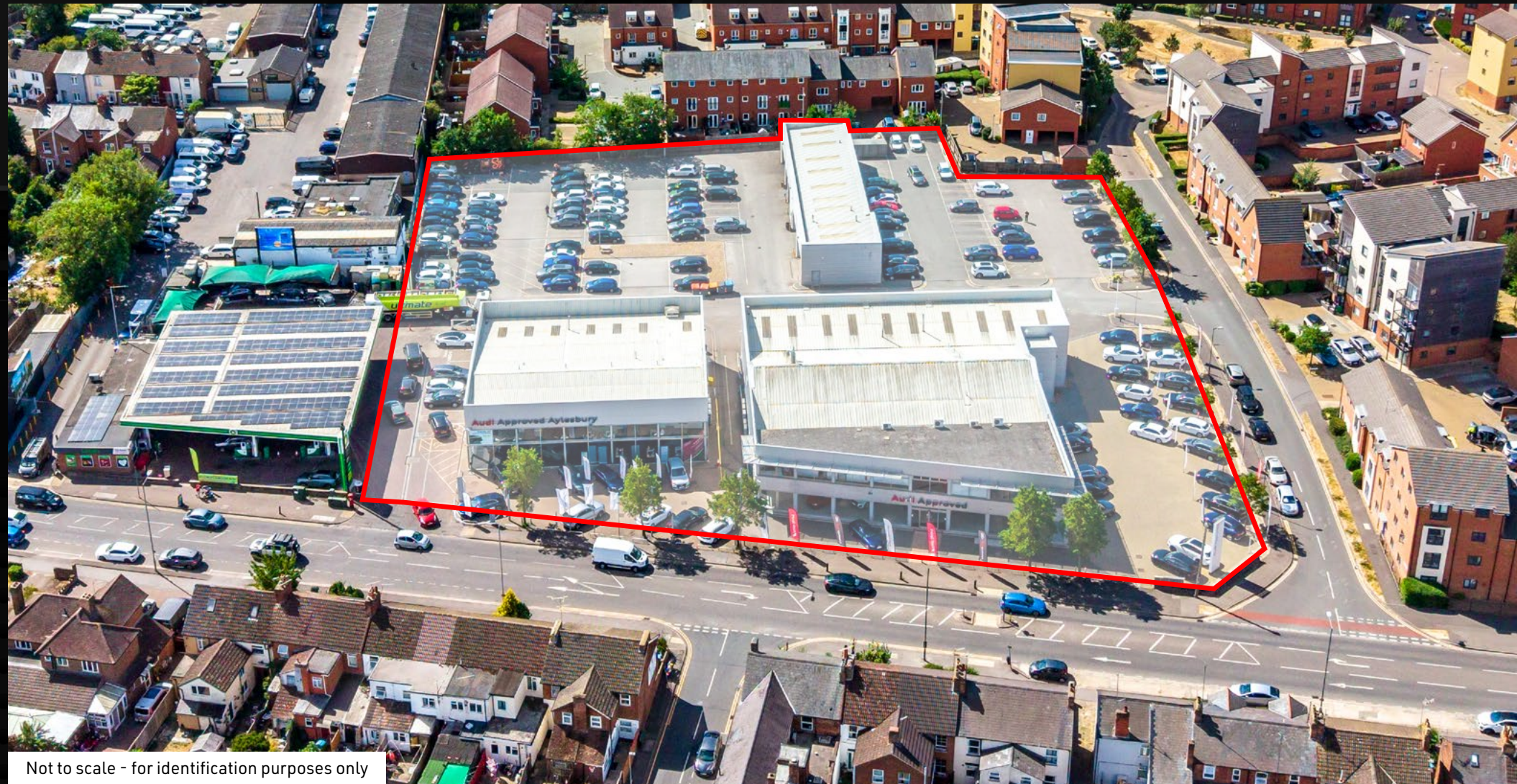
There is a mixture of air conditioning units and electric heaters dispersed throughout the buildings.

To the rear, the workshop accommodation is accessed via a series of loading doors.

The third unit is located to the rear and provides a car wash/valet facility.

Externally, there is a mixture of block paver and tarmac surfaces which provide approx. 207 car parking spaces.

The total accommodation is 28,626 sq ft (2,659.44 sq m) with an approx. site area of 2.22 acres.



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Not to scale - for identification purposes only



TENANCY

The entire property is let on the following basis:

Tenant	Lancaster UK Limited
Passing rent	£363,000 pa payable quarterly in advance
Lease Term	15 years from 16 October 2025
Rent review dates	16 October 2030 and 16 October 2035.
Rent review mechanism	Upwards only in line with CPI with a collar of 2% and a cap of 4% per annum compounded.
Break options	16 October 2032 (tenant only) 16 October 2035 (landlord only)
Repairing obligations	Tenant covenants to keep in good and substantial repair and condition (no schedule).
Landlord and Tenant Act	The lease is excluded from the renewal provisions of the Act.
Permitted use	Motor dealership or other uses within Class E(g) or Class B with landlord's reasonable consent.

TENURE

Freehold as shown edged red on the plan subject to the right of way granted to the adjacent petrol filling station to use the area shaded blue and to use two tanks located under the road.



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COVENANT INFORMATION

Lancaster UK Ltd (company number 01538570) are part of Lithia UK, one of the UK's leading car dealership groups.

The tenant has traded from the site since 2011 and recently expanded their Audi Approved franchise. This included a refurbishment of the larger showroom unit.

Year ending	31 December 2022	31 December 2023	31 December 2024
Turnover	£1,639,202,000	£1,890,564,000	£1,994,411,000
Operating profit	£34,845,000	£31,058,000	£14,791,000
Net assets	£85,613,000	£99,482,000	£97,777,000



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FURTHER INFORMATION

EPC

The property has two EPC ratings of B-46 and C-62.

VAT

The property is elected for VAT. It is anticipated that the sale will be treated as the transfer of a going concern (TOGC).

ANTI-MONEY LAUNDERING

The purchasers will need to provide appropriate documentation, capable of satisfying the AML requirements when the Heads of Terms are agreed.

PROPOSAL

Offers sought in excess of **£4,500,000 (Four Million, Five Hundred Thousand Pounds)** subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of approximately **7.57%** after purchasers' costs of 6.6%.

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**Jaggard
Macland**

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September 2026

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