

FOR SALE

CO-OP Investment

5-11 & 12a West St. Helen
Street, Abingdon, Oxon,
OX14 5BB

- Approx 4,173 sq ft of ground floor accommodation with residential above.
- Leased to MidCounties Co-operative Ltd.
- Approx. 14yrs unexpired.
- £87,500 per annum, next rent review in June 2030.
- Strong covenant in a historic Oxfordshire town.

Asking £1,425,000+
Reflecting a NIY of 5.79%

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Location

Abingdon, is a historic market town and civil parish on the River Thames in the Vale of the White Horse district of Oxfordshire, England. Situated off the A34, south of Oxford, it has become one of Oxfordshire's principal commercial locations at the heart of a world class scientific technology hub, offering excellent communications on a local and national level. It's an affluent commuter town near Oxford with a highly educated and professional workforce and stable population growth.

The town is home to a growing residential population and is expected to undergo further commercial expansion over the coming years

The Property is situated in a prominent position on West St Helen Street at the historic heart of the town centre and close to three public car parks. The neighbouring buildings comprise a combination of retail, office and residential accommodation.



Description | EPC | Title

Description

The prominent four storey property comprises ground floor sales, storage, refrigeration, separate plant room, offices, kitchen and WCs with 9 apartments arranged on the first, second and third floors.

A car park for the benefit of the apartments is located to the rear of the property and accessed via a side lane.

The Ground floor sales have a Net Internal Area of approx. 4,173 sq ft.

Energy Performance Certificate

The EPC Rating for the ground floor is B(45).
A full certificate can be provided on request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

We understand the property is VAT elected, however, it is anticipated that the sale will be treated as a Transfer Of a Going Concern (TOGC).

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Title

The freehold is currently with the Land Registry for registration.

The site was previously purchased under title numbers BK113248 & ON377707.



Tenancy | Covenant | Proposal

Term	Tenant	Rent	Comments
Original Lease - 25 year term from 13 April 2011 expiring 12 April 2036. Deed of Variation & Reversionary Lease dated 19 June 2015 – extended the term from 13 April 2036 to expire 18 June 2040	Tenant - The MidCounties Co-Operative Limited (company no. 19025R)	£87,500 per annum	• Approx. 14 years unexpired, no breaks. • 5 yearly RPI based rent reviews, capped and collared at 2% and 3.25%. • Next review 19 June 2030.

* The Deed of Variation and Reversionary Lease were implemented to allow development of 9 apartments on the first, second and third floors.

* The 9 apartments were sold on long leaseholds for a term of 150 years from January 2015. There is a 'Management' lease dated 2 November 2016.

Covenant

The Midcounties Co-operative Limited (MCL) is the UK's largest independent co-operative in the UK, with 294 stores across the Midlands, South West and South East and 6,239 employees (as of Jan 2024). It forms one of a number of the Society's subsidiary companies that make up the Midcounties Co-operative.

Businesses operations include food, healthcare, funeral, childcare, energy, telecoms, post office etc. We understand that Midcounties Co-operative is merging with Central Co-op, the two largest UK independent retail co-operatives. This would result in a combined Society of over 1m members and 500 foodstores.

- £767.7m Gross Sales
- £98m Net Assets
- £4.2m Operating Profit
- 700,000 members

Service Charge

Landlord maintains the main structure of the building and those external parts over which the Tenant has a right of access or egress. CO-OP are responsible for contributing 40% of expenditure, the remainder being contributed by the residential long lease owners..

Proposal

Offers are invited in excess of **£1,425,000** exclusive of VAT.

The entire building forms part of the sale, including the 9 apartments held on long leasehold

A purchase at £1,425,000 would reflect a net initial yield of **5.79%** (allowing for purchaser's costs at 6.06%).

Alder King Investment Calculator: www.alderking.com/investment-calculator

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: OY/OS/102672

Date: June 2026

Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

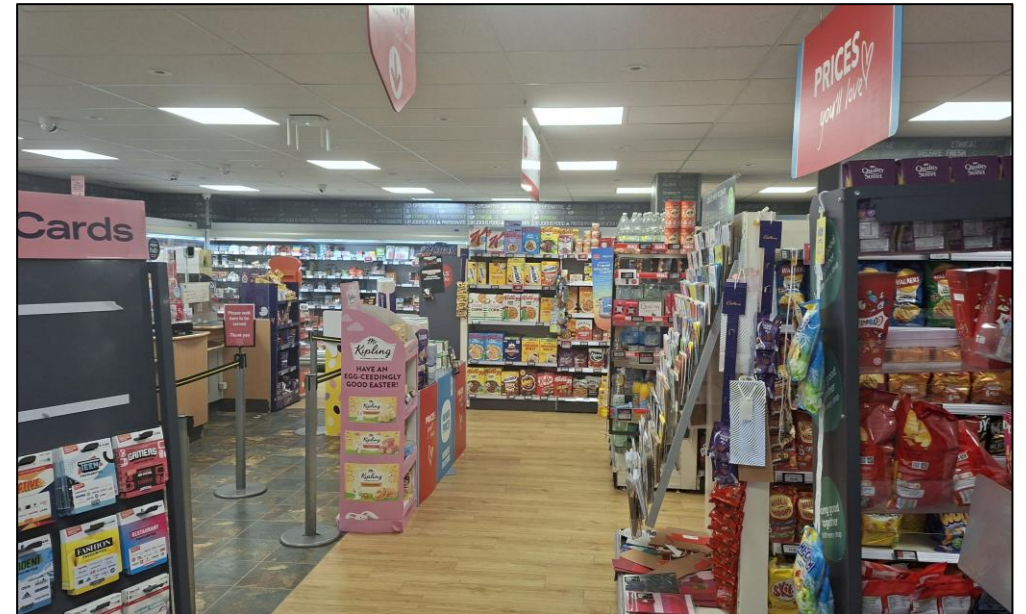
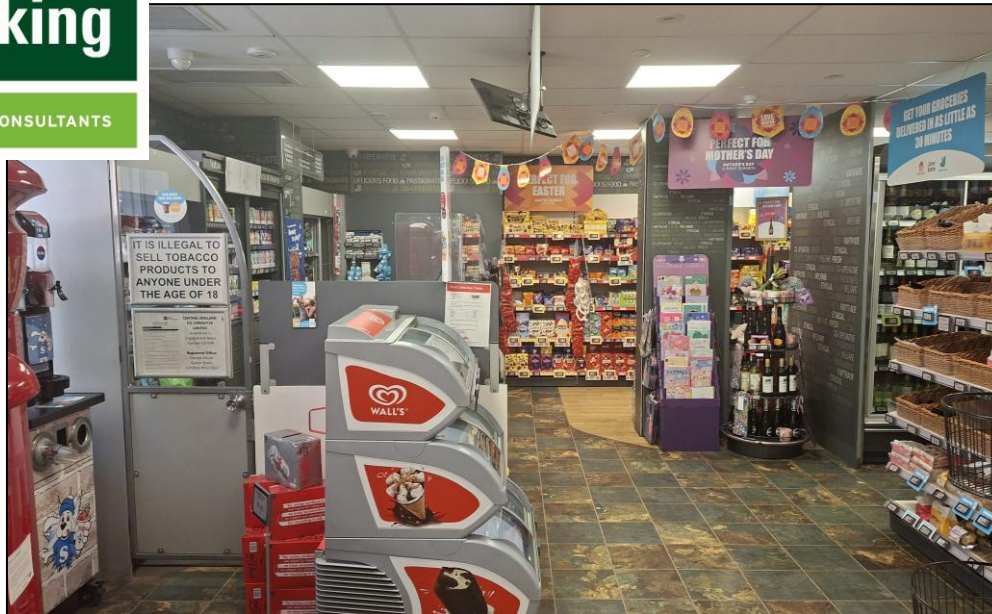
As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



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