

beaumont

SHOPPING CENTRE

DOMINANT, FREEHOLD, COMMUNITY SHOPPING CENTRE

BEAUMONT LEYS LEICESTER LE4 1DS





BEAUMONT LEYS
A SUCCESSFUL, OPEN-AIR
COMMUNITY SHOPPING
CENTRE IN LEICESTER'S
FASTEST GROWING DISTRICT

Investment Summary

- Successful **community retailing centre** in a **high growth** Leicester suburb.
- The property is **entirely dominant** within its catchment.
- Anchored by **Tesco Extra** and **Aldi** (outside of the ownership) plus **B&M**, **McDonalds**, **Poundland** and **Boots**.
- Held **Freehold**.
- Newly developed **Starbucks** drive thru and **Tesla** EV charging points.
- Footfall of **4.7 million** people, growing 1.4% in Q2 2024.
- Gross income of **£1,922,550** pa and a net income of **£1,867,258** pa.
- Site area of **10 acres**.
- Multiple deliverable initiatives to **enhance the value** of the investment.
- Three car parks totalling **1,500 spaces** of free parking. Car Park A is within the ownership.



We are instructed to seek offers of

£18.6 million / 9.40% NIY.

A purchase at this level would reflect the following pricing profile:

- **£12.6M / 10.25% NIY FOR THE SHOPPING CENTRE**
- **£3.5M / 8.00% NIY FOR THE B&M**
- **£2.5M / 7.00% NIY FOR THE STARBUCKS DRIVE THRU AND TESLA EV CHARGING**
- **OVERALL CAPITAL VALUE OF £158 PER SQ FT**

LEICESTER CITY CENTRE

BEAUMONT PARK

MATALAN

BUZZ Bingo

TESCO Extra

ADJOINING SREIT OWNERSHIP

BEAUMONT LEYS LIBRARY

bm

COVERED MARKET REDEVELOPMENT

BUS STATION

BEAUMONT SHOPPING CENTRE

LEICESTER LEYS LEISURE CENTRE

TESLA CHARGING POINT

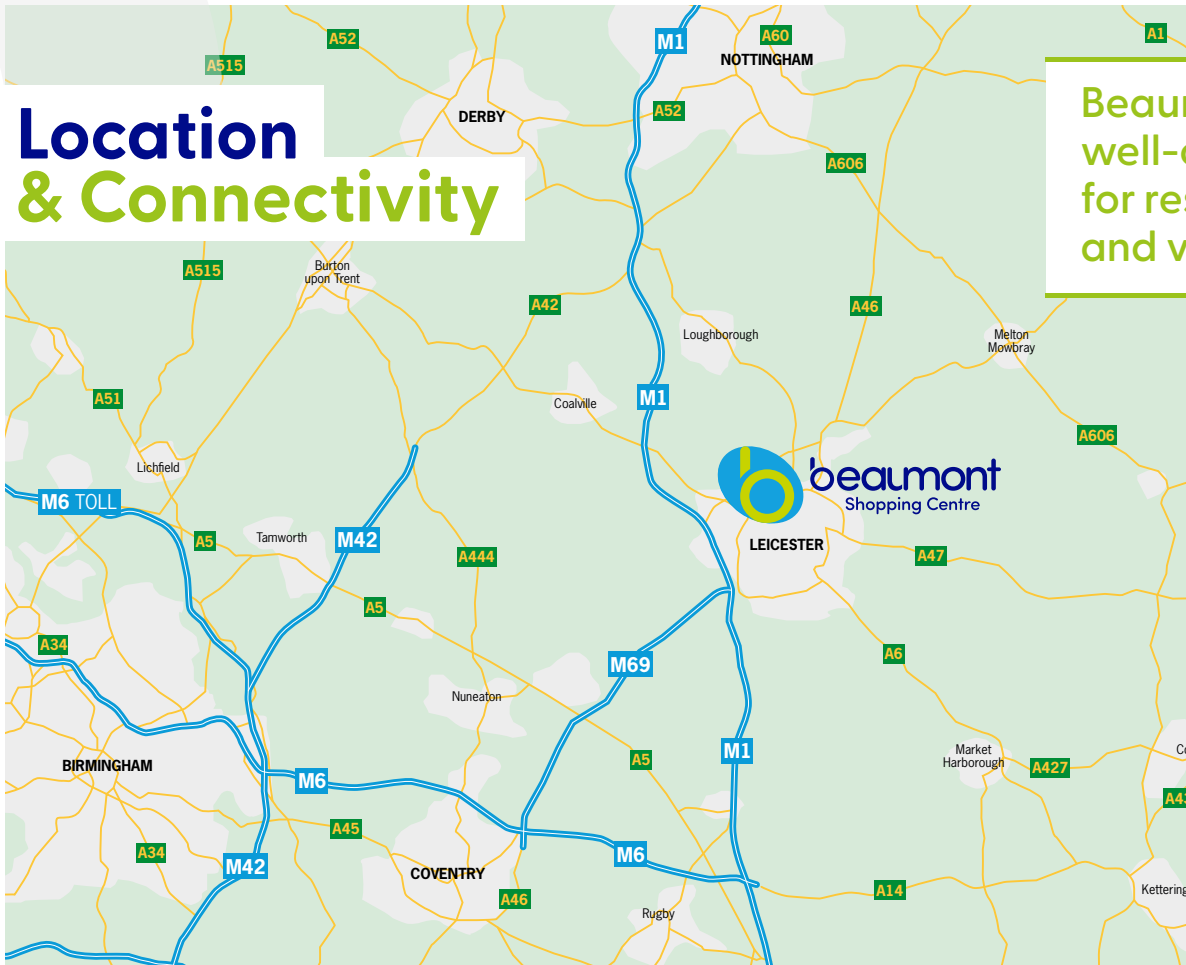
STARBUCKS DRIVE-THRU

TESCO FILLING STATION

BEAUMONT LEYS POLICE STATION

- Ownership to be Sold
- Adjoining SREIT Ownership

Location & Connectivity

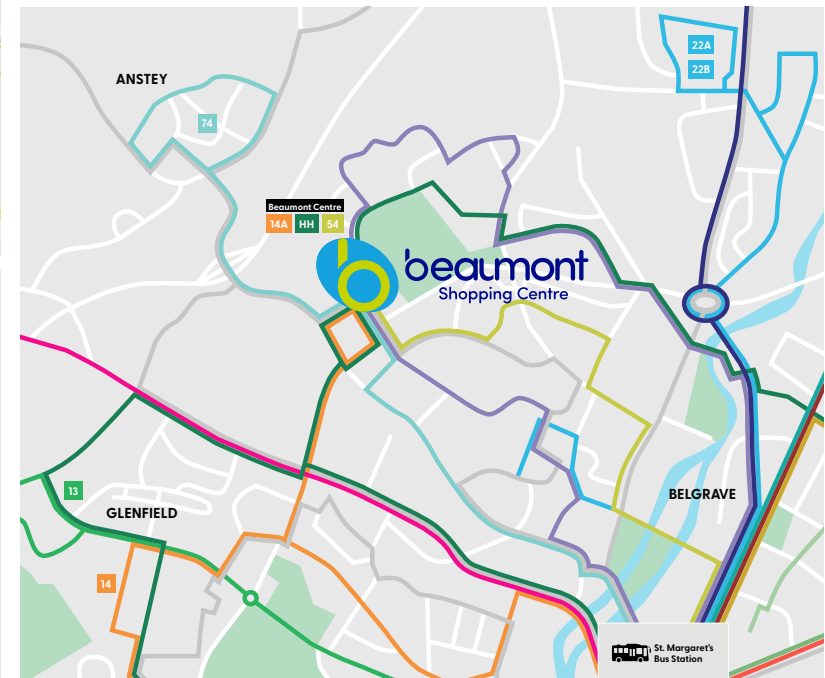


Beaumont Leys is a well-connected suburb for residents, shoppers and visitors

Beaumont Shopping Centre is situated in Beaumont Leys, a suburb to the northwest of Leicester, itself a vibrant and historic city located in the East Midlands. Beaumont Leys is located 3.5 miles north-west of Leicester city centre, 26 miles south of Nottingham and 26 miles north-east of Coventry.

The shopping centre is a highly accessible amenity for local residents as well as visitors from further afield. It is located on the A563 (Leicester Outer Ring Road) with the A46 providing access to those travelling from outside of Leicester. The A6 and A50 connect Leicester to neighbouring towns and cities such as Nottingham and Coventry and to the M1 Motorway, one of the UK's primary north-south axes.

Beaumont Shopping Centre is well-served by public transport and is easily accessible by regular bus services from Leicester city centre. Typical journey times to the city centre take 15 minutes with other routes connecting the shopping centre to Stocking Farm (7 mins), Anstey (10 mins) and New Parks (13 mins).



DESTINATION	DURATION	SERVICES RUN:
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Travel Times By Bus

LEICESTER CITY CENTRE	11-14 mins	Every 15-20 minutes
STOCKING FARM	7 mins	Every 8 minutes
ANSTEY	10 mins	Every 15 minutes
NEW PARKAS	13 mins	Every 15 minutes
MOWACRE HILL	16 mins	Every 20 minutes
BELGRAVE	19 mins	Every 30 minutes

Beaumont Leys Leicester

Beaumont Leys is a key district in the wider Leicester conurbation, home to several attractions that contribute to its vibrant community life. The suburb is bordered by other districts including Anstey, Glenfield and Mowmacre Hill, which combine to provide a densely populated residential area.

Beaumont Leys is a significant suburban area within the city of Leicester

The area has experienced significant residential development in recent years, evolving into a thriving urban district.

The local area surrounding Beaumont Leys has a strong community focus. **Leicester Leys Leisure Centre** is located adjacent to the scheme and is one of Leicester's largest recreational facilities, exhibiting a swimming pool, gym, sports hall and climbing wall. Additional community infrastructure can be found on site including **Beaumont Leys library**, police station and the national **NSPCC training centre**.

Key attractions



1 Cossington Meadows Nature Reserve



2 Beaumont Park



3 Leicester Leys Leisure Centre



4 Beaumont Leys Library



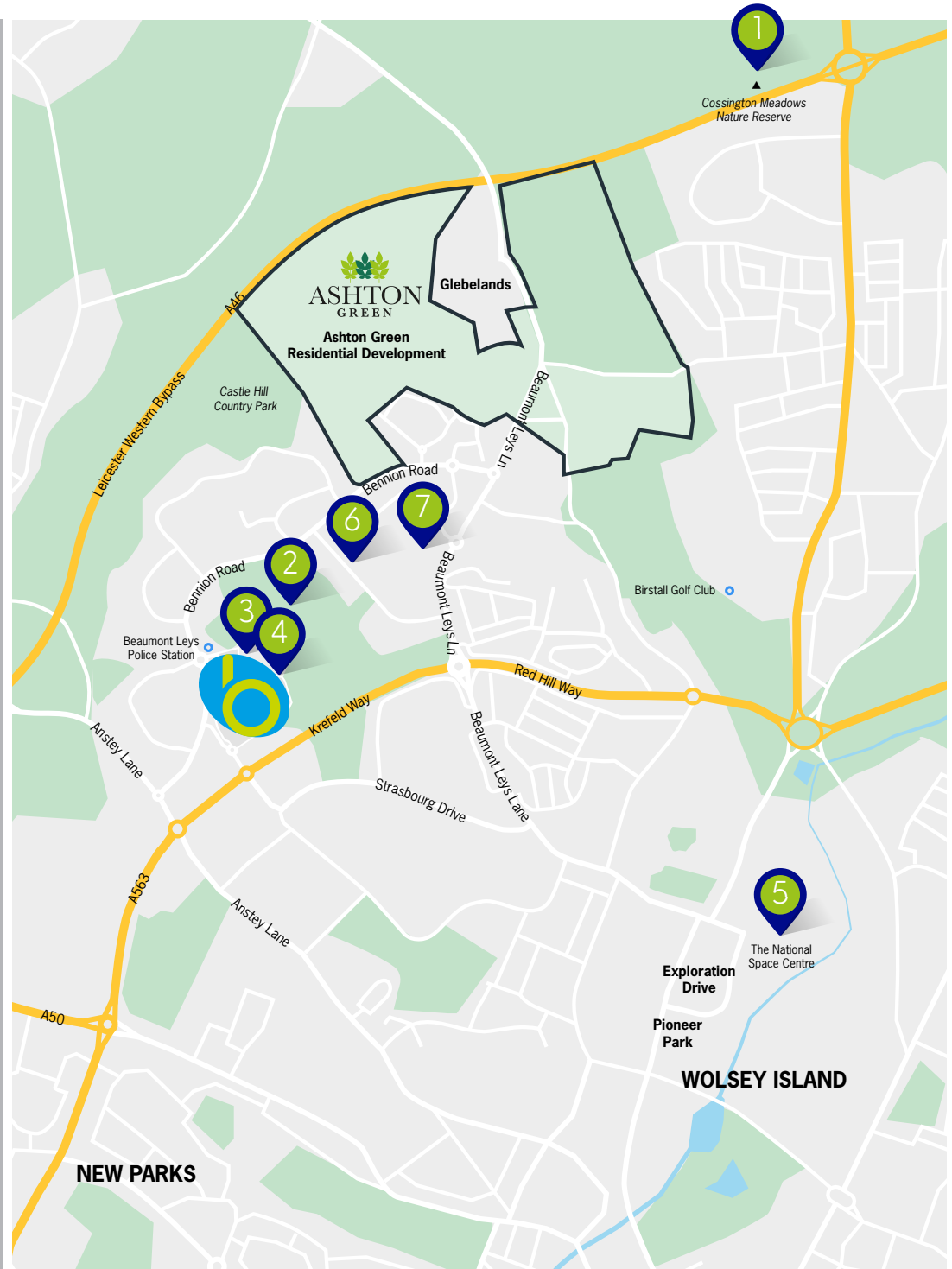
5 The National Space Centre



6 Walkers Crisps Factory



7 Bradgate Bakery



Catchment and Demographics

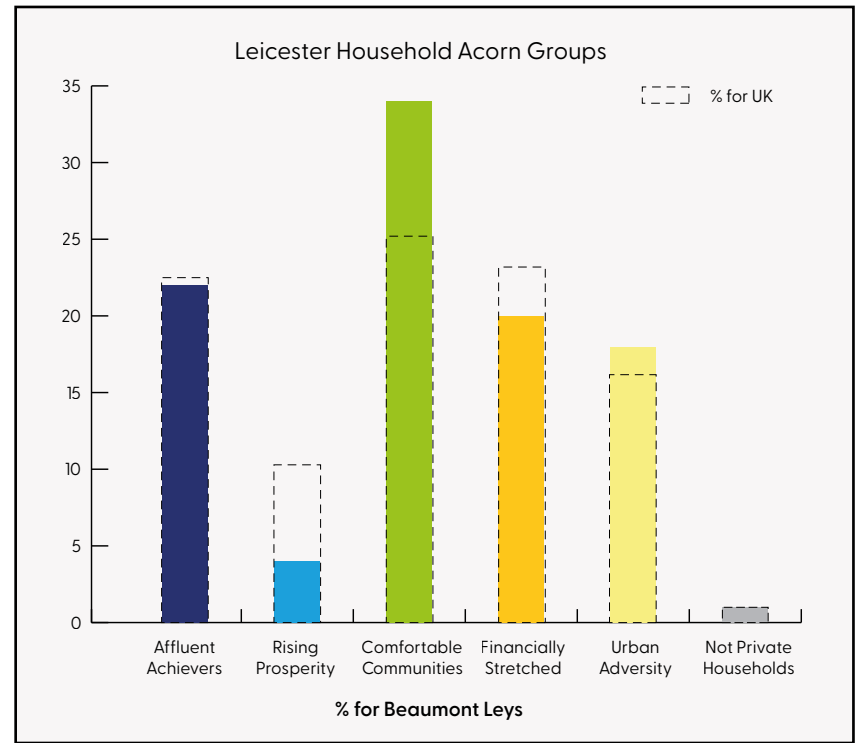
Beaumont Shopping Centre is the dominant local retail scheme within its shopper catchment area, serving a significant residential population of **670,700 people**.

The centre caters for the north Leicester catchment's amenity-based retailing needs and is ideally aligned to its demographics. The Beaumont Leys shopper frequents the centre on **multiple trips each week**, with other more comparison-led spending trips catered for by **Leicester city centre** and **Fosse Park**.

Beaumont Leys benefits from a prosperous demographic profile with over half of the population within the most affluent Acorn groups "**Affluent Achievers**" (**21.6%**) and "**Comfortable Communities**" (**34.5%**) (CACI, 2024). It represents a family-oriented population with 45% of households being "**couple families**" above the UK average of 42% (CACI, 2024).

The catchment is forecast to see healthy growth with projected **population increases at 3.5% and 3.2% per annum** to 2027 and 2032 respectively (CACI, 2024).

The Beaumont Leys catchment is evolving with the extensive development of single family housing, attracting a younger, more mobile, professional customer base.



Source: CACI, 2024

670,700 residents in the Leicester, Beaumont Shopping Centre area

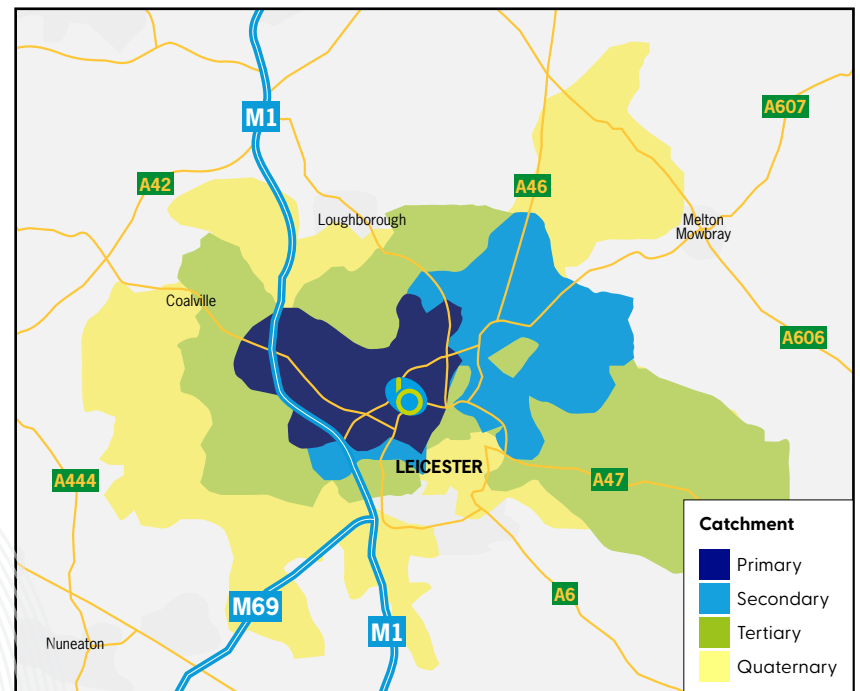
Prosperous over half of the population "Comfortable Communities" (**34.5%**) & "Affluent Achievers" (**21.6%**)

48% in the ABC1 social grade category

Ideally aligned to **amenity-based** retailing

Evolving catchment with influx of **single family housing**

3.5% population growth forecast in 2025 and 2026



Source: CACI, 2024

Beaumont Leys Investment Residential Development

Beaumont Leys is experiencing significant investment and residential development as part of the broader initiatives to meet the local area's growing housing demands. The district is a focal point for new housing projects serving the wider Leicester area.

Recent developments in the area feature a diverse mix of housing, including semi-detached and detached houses, bungalows, and accessible homes, all aimed at expanding the available housing stock.



Source: Leicester City Council Link: [Ashton Green development](#)

Beaumont Leys is being prepared for significant population growth with plans to build 1,500 affordable homes by 2032



Ashton Green is one of Leicester's largest residential projects, delivering 3,000 homes across 320 acres alongside essential infrastructure, schools, healthcare facilities and green spaces.

Morris Homes and Tilia Homes have completed **450** units with additional phases due to deliver a further **687 homes by 2025**.

The development is attracting young, professional homeowners to the north Leicester area, boosting the local economy, and adding a higher spending demographic to the Beaumont Leys catchment.



INFRASTRUCTURE

Investment in Beaumont Leys extends beyond residential development with ongoing improvements in infrastructure, transportation and public services to support the growing population.

Enhanced bus services now provide more frequent and faster connections between Beaumont Leys and Leicester City Centre, making the area more accessible and improving overall mobility for residents. There are also plans in place to add an additional stop at the Ashton Green masterplan.



CONNECTIVITY

Longer term plans have also been proposed for a 300-space Park and Ride site in Beaumont Leys further increasing local connectivity.



INDUSTRIAL & MANUFACTURING

Beaumont Leys is strategically located near the M1, providing connectivity across the UK. It stands out as an industrial hub, characterised by large-scale warehouses, manufacturing facilities and logistics centres.



Walkers Crisps main production facility is in Beaumont Leys. The factory employs 1,120 people and recently underwent a £58 million upgrade.

New projects, including the £19 million Pioneer Park and Exploration Drive, will provide additional research and development space to meet the Midlands' growing industrial demand. This 40,000 sq ft development will provide nine high-quality manufacturing spaces, part funded by the Government's Levelling Up Fund.

Beaumont Leys Retail Environment

Beaumont Leys is a well-established community hub catering for the immediate catchment's amenity-based retailing needs. It caters for a host of service-led occupiers including banking, hairdressing/barbers, tailoring and opticians along with a range of traditional discount retailing and dining offerings.

The centre is anchored by a **Tesco Extra** supermarket and includes a full-line product range as well as a 6-pump petrol filling station, café and clothing department. Tesco is the UK's largest retailer and acts as a substantial draw to the benefit of the ownership. The supermarket is owned by Supermarket Income REIT and the lease was renewed 2 years ago, cementing this anchor tenancy.



Four retail warehousing units are part of the wider scheme within this ownership, which are let to Aldi, Pets at Home, One Beyond and Tui. These units, along with the covered mall opposite the supermarket, operate as a single entity together with Beaumont Shopping Centre enhancing its draw and attracting demographically aligned shoppers on a regular basis.

Other solus retail warehousing units surrounding the centre are let to Buzz Bingo and Matalan, making Beaumont Leys a popular retailing cluster.

Leicester city centre is a major retail hub providing a range of shops, restaurants and evening attractions. The historic Leicester Market is also a key part of the city's retailing heritage and is one of the largest covered markets in Europe.

Fosse Park (5.5 miles to the south) is one of the UK's largest out-of-town shopping destinations, hosting retailers such as Next, M&S and Primark.

These major retailing destinations help to advertise the area on a national scale but given the differing occupier mix and shopping purpose, neither is considered to be competing provision.



Competing Supermarket Provision

Hover over each location for more detail

A lack of competing foodstores



The nearest large format store is 10 minutes away, the Asda Leicester Superstore in Abbey Lane Retail Park and the nearest Tesco is 17 minutes away in New Park Street.

Tesco are expected to be a long term occupier at the site, cementing this important footfall driver into the long term.

Asset Overview

Beaumont Shopping Centre comprises 118,035 sq ft of modern, well-configured retail floorspace. The centre is anchored by **Tesco Extra** (outside of the ownership) along with retail units let to **B&M** (28,000 sq ft), **Poundland**, (10,000 sq ft) and **Superdrug** (4,800 sq ft). The supporting value orientated tenant line up is provided by Santander, Boots, Iceland, H Samuel and Specsavers, accompanied by a family dining provision let to Subway, McDonalds and Fish & Chips.

The property is arranged over a single level, open-air mall, providing well-configured retail space across a range of large and small units. The centre ownership also includes 7 residential properties let on AST's, sitting above units 19 – 26 Fletcher Mall.

The covered mall opposite the supermarket is outside the ownership and contributes to the overall appeal of the shopping centre. Together the investments are managed as a single investment.

A new 1,835 sq ft pod unit has been developed for **Starbucks**, which is due to open in October 2024. The café includes 10 demised car parking spaces along with a two-way drive thru lane, external customer seating and cycle stands. A new 15 year lease has been signed with Starbucks (UK) Ltd at a rent of £135,000 per annum.

12 EV charging points have been also added to Car Park A, let to **Tesla** for a term of 15 years at a rent of £4,583 per charger or £55,000 per annum. This enhancement is expected to improve centre dwell times and attract more affluent car owners to the centre.

Beaumont Shopping Centre is the dominant retailing provision in the northern Leicester area



Asset Overview

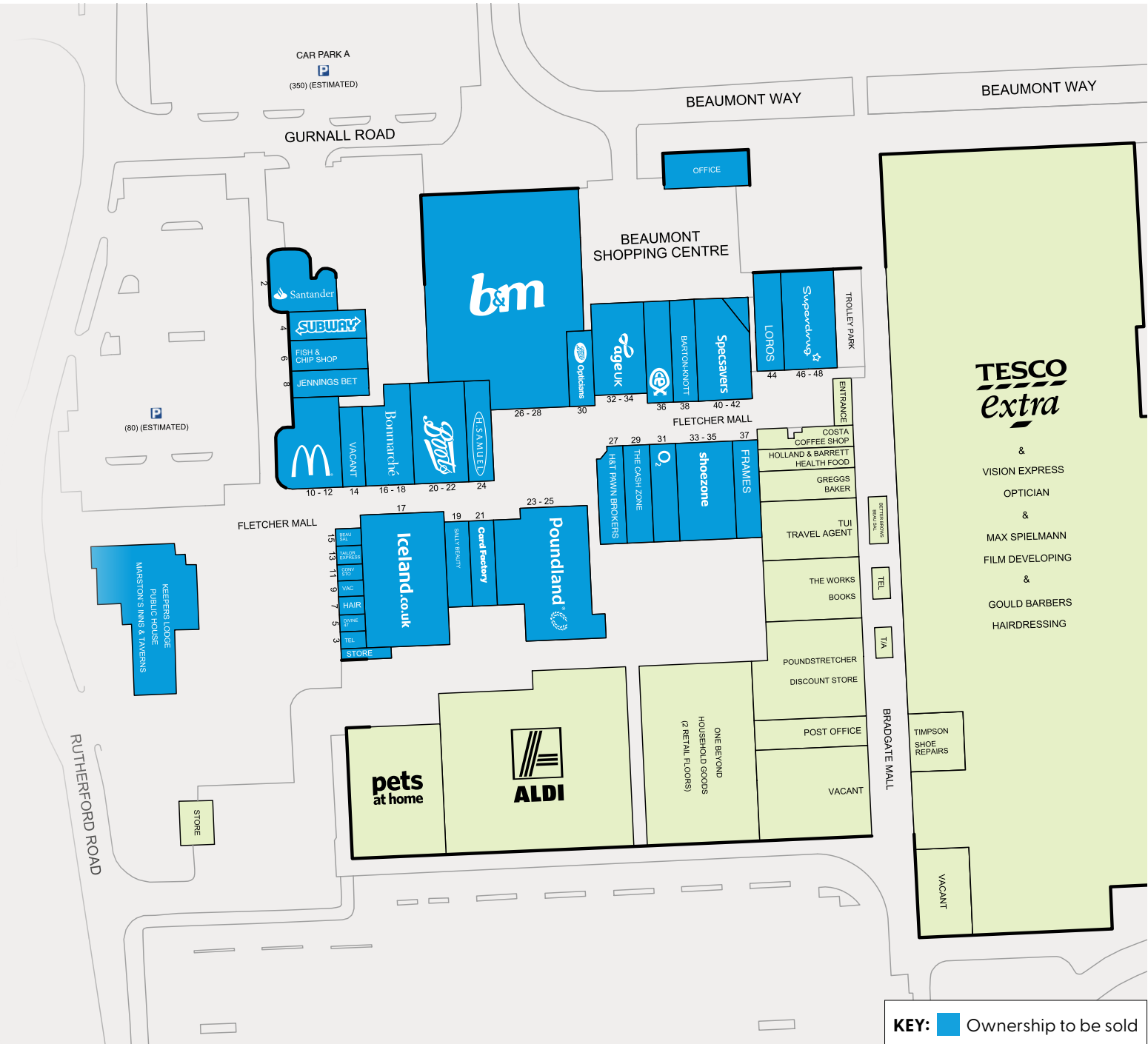
The centre has been substantially invested in during the current ownership, with £2 million spent by the landlord over the past 3 years

The owners have refurbished residential properties within the ownership and also acquired the freehold interest in the covered market site from Leicester City Council to facilitate future development, in addition to the drive thru development for Starbucks.

Beaumont Shopping Centre benefits from 1,500 car parking spaces across three car parks.

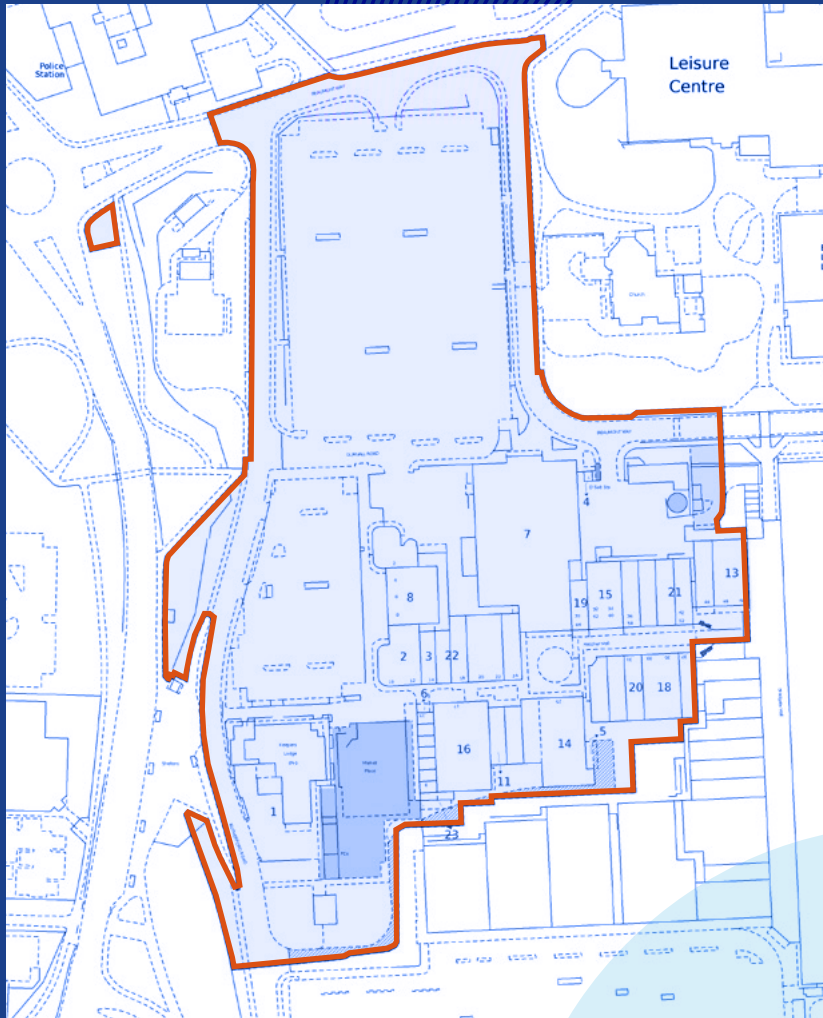
Car Park A, providing 365 spaces, is within the ownership to be sold. Car Parks B and C, providing 1,135 spaces, are within the adjoining ownership.

Footfall stood at 4.7 million people in 2023. Footfall for Q2 2024 is up 1.4% on average against the same period in 2023.



Tenure

The property is held freehold.
The total site extends to approximately 10 acres.



 Ownership to be sold

For indicative purposes only



Income Analysis

Beaumont Shopping Centre currently produces a gross income of **£1,922,550** per annum and a net income of **£1,867,258** per annum after the deduction of landlord non-recoverables and contribution to the marketing budget.

The property is let off low, defensible passing rents that are coupled with strong tenant trading performance and high tenant retention.

Rents of £40-50 per sq ft ZA / £10 per sq ft overall on larger space are eminently affordable in the current retail environment and present the opportunity for sustainable future growth.

Combined estimated rental values total **£1,835,750 per annum.**

The centre provides essential, needs-based retailing, with excellent longevity of income. The letting to B&M took place immediately upon the vacation with Wilko, at a new rent 11% ahead of the previous.

The asset has a single vacant unit of 886 sq ft remaining available to let.

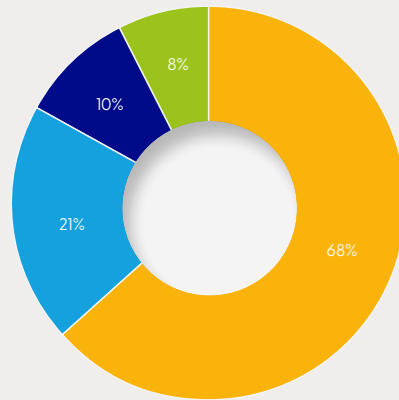
The next owner will benefit from excellent supply : demand dynamics once the centre is fully let.

A full schedule of tenancies is provided within the marketing data room.

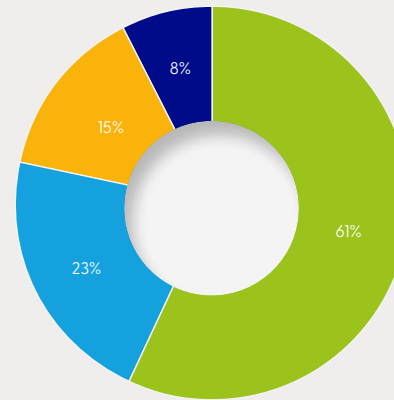
Income Highlights



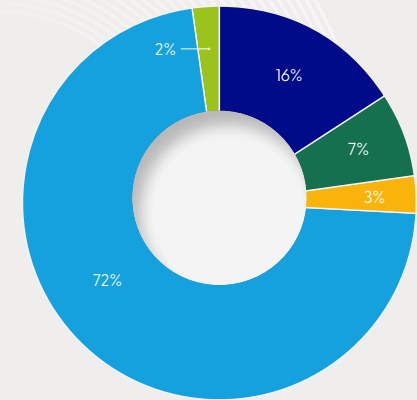
INCOME EXPIRY PROFILE (TERM CERTAIN)



INCOME EXPIRY PROFILE (LEASE EXPIRY)



INCOME PROFILE BY OCCUPIER



99%
Rent Collection
(average 2021-23)

WAVLT:
5.16 years to break
6.11 years to expiry

99%
Occupied
by floor area

24%
NOI Increase
(2021-24)

80%
total income
renewed/rebased
(2021-24)

21
new lettings/
renewals
(incl. relocations - 2021-24)

Asset Enhancement Initiatives

Hover over the green units for more details

A number of opportunities to enhance the value of the investment during the next owner's business plan



KEY: ■ Ownership to be sold

Additional Information

SERVICE CHARGE

Operating costs at Beaumont Shopping Centre are covered by way of a comprehensive service charge regime, which runs from 1st April 2024 to 31st March 2025 and is apportioned between all tenants on a floor area basis (GIA).

All tenants at the centre, including Tesco supermarket, retail warehousing and covered mall units, contribute to service costs under a single service charge budget.

The current service charge budget for the centre totals **£2,034,335 per annum**, equating to approximately £6.29 per sq ft. The owner of the interest to be sold contributes 39.2% of total service costs.

A well-funded PPM is in place at the shopping centre to cover ongoing maintenance costs for the next 10 years.

Further information, including service charge expenditure and budgets, is available in the marketing data room.



MARKETING BUDGET

The proposed marketing budget is £19,584 per annum for the current year. The landlord currently contributes 50% and the owner of the interest to be sold contributes £7,692 of the total budget. A full breakdown is available on the marketing data room.

EPC

EPCs are available for the property on the marketing dataroom.

VAT

The property is registered for VAT.

BUILDING SURVEYS

A warranted building, M&E and environmental survey has been commissioned and will be assignable to the purchaser. The property was surveyed by Colliers.

DATAROOM

Further information can be located on the data site, accessed via the following link: beaumont-shopping-centre.co.uk

Proposal

We are instructed to seek offers in excess of **£18,600,000 (Eighteen Million Six Hundred Thousand Pounds)** exclusive of VAT and subject to contract. A purchase at this level reflects the following profile:

	APPORTIONED PRICE	NET INITIAL YIELD	CAPITAL VALUE
Beaumont Shopping Centre	£12.6 million	10.25%	£143 per sq ft
B&M	£3.5 million	8.00%	£125 per sq ft
Starbucks & Tesla	£2.5 million	7.00%	N/A
Total	£18.6 million	9.40%	£158 per sq ft

Pricing assumes standard purchasers' costs at 6.80%.

Contacts

Will Lund

07786 275 341

will.lund@knightfrank.com

Agatha Eyston

07976 667 513

agatha.eyston@knightfrank.com



Steven Lewis

07785 236 209

stevenlewis@lewisandpartners.com

Matthew Clarke

07785 236 211

matthewclarke@lewisandpartners.com

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