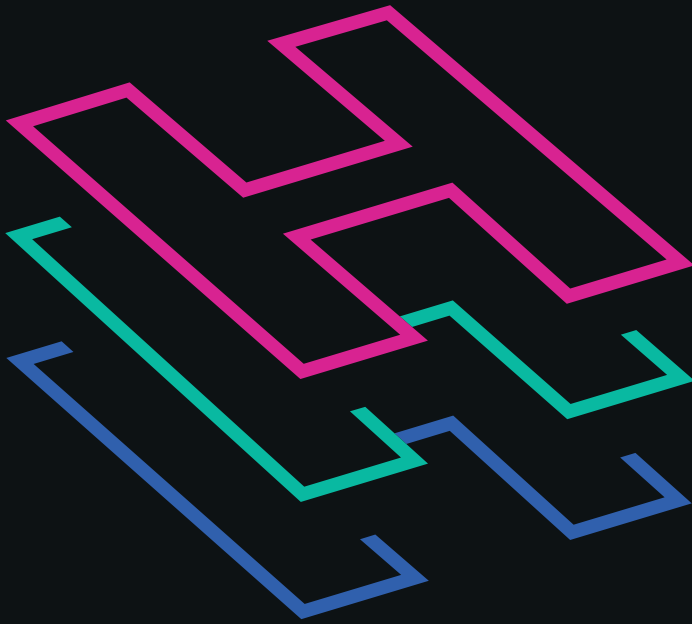


TM

2021

The Harkalm Group



www.harkalm.com

We are The Harkalm Group.

Commercial property investors and developers specialising in the retail and leisure sectors. We acquire, asset manage and invest across the UK's high street & roadside locations.

Our business model is simple, proven and effective. We action a strategic plan to add value to land, vacant and tenanted properties, before they are integrated into our portfolio or recycled for re-investment.

150

Over 150 property transactions in the last 5 years.

£220m

Invested in excess of £220m to date.

£30m

Over £30m to spend in 2021.

Investment Highlights

Please see examples of some of our most notable acquisitions in 2020.



Northwood, Middlesex 24-38 Green Lane & Warmair House

A substantial unbroken parade in an affluent suburb of North-West London. The asset comprises eight ground floor units with upper parts, together with rear offices/warehouse with long term redevelopment potential. The site is approximately 0.5 acres and has a rental income in excess of £300,000 p.a.

Oxted, Surrey 88 Station Road East

A landmark corner building located opposite the station within this prosperous commuter town. The ground floor was let on a new FR&I lease to Sainsbury's for a term of 15 years from completion. The upper parts consist of five flats let on ASTs and one regulated tenancy. The property has the potential to create additional flats.



New Acquisitions

Our team have been acquiring properties and land across the UK for over 30 years. When we identify an opportunity we know is right for us, we proceed quickly with a streamlined, no-nonsense approach.

We make purchasing decisions within 24 hours.

We are transparent and easy to deal with.

We always have the cash funds in place to proceed quickly.

**Over the last 12 months we have invested over
£25m into the UK commercial property market.**

Woking - Westfield Parade

Parade comprising six shops and upper parts.
Fully let to local tenants.



Streatham - Dorchester Parade

Parade of three shops, each with a flat above.
The property has future development potential.



Canterbury - The Street

Convenience Store investment let in its entirety
to Southern Co-op.



Ipswich - Felixstowe Road

Prominent building let in its entirety to KFC on
a reversionary lease.



Waltham Abbey - Sun Street

Ground floor retail unit let to Greggs.
Upper part comprising a two bedroom flat.



London NW11 - Finchley Road

Shop and HMO above let in its entirety to a
local tenant.



Recent Developments

We identify opportunities, obtain planning consents and develop high quality commercial properties primarily in the roadside, supermarket and educational sectors.

Our in-house expertise in development, construction, planning and architectural design enables us to work on projects alongside our national retail partners.

Our developments extend the length and breadth of the UK.

We're constantly looking at new development opportunities to build for our retailer partners.

Please see below a selection of properties we are currently developing.

Dover - Folkestone Road

Under Construction



Planning obtained to convert a former car showroom into a Convenience Store and MOT centre. The Convenience Store has been subsequently let to Co-op for a term of 15 years at £75,000 pa.

Portchester - West Street

Under Construction



Predominantly vacant retail parade totalling approximately 20,000 sq ft. A variety of new lettings including Tesco, Domino's & Dignity Funerals. Total income once completed to be in excess of £150,000 pa. The upper part provides an opportunity for a substantial residential development.

Boston - Swineshead Road

Under Construction



Planning obtained for an 1,800 sq ft Drive-thru let to Starbucks for a term of 15 years at a rent of £74,000 pa.

Woking - Westfield Road

Under Construction



Change of use granted from A3 restaurant to A1 Convenience Store with seven flats above. Subsequently let to Co-op for a term of 15 years at a rent of £83,000 pa.

Chippenham - New Road



Change of use granted from A1 shop to A5 takeaway with flat above. Ground floor subsequently let to Papa John's for a term of 15 years at a rent of £21,000 pa.

Diss - Scole Roundabout



Five acres of Greenfield land purchased for a proposed development, consisting of two Drive-thru units and a 20,000 sq ft supermarket.

Requirements

- Freehold retail propositions throughout the UK.
- Income producing investments with national covenants preferred.
- Single lots, parades or portfolios.
- All vacant freehold retail properties considered.
- Short to medium term re-gear opportunities.
- Roadside sites from 0.4 acres – 5 acres.

Fees

We value our network of agents. In 2020 we paid in excess of £1.275m to non-retained agents in fees and profit shares.

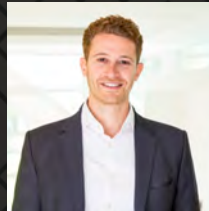
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