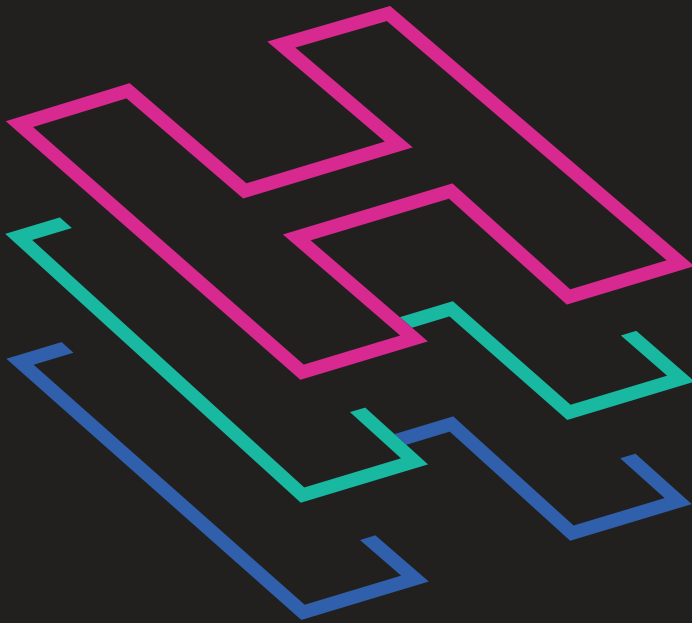


# Annual Review



# Investments

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.

**150**

Over 150 property transactions in the last 5 years.

**£400m**

Invested in excess of £400m to date.

**£50m**

Up to £50m to spend in 2024.

**Over the last 12 months we have invested over £40m into the UK commercial property market.**

### **Harefield - High Street**



Unbroken parade comprising four shops, nine flats and a large rear car park. Fully let with future development potential.

### **Ealing - Haven Green**



Ground floor and HMO above let in its entirety to Hare & Tortoise restaurant.

### **Felixstowe - Cobbold Road**



Corner site comprising four shops, three flats and an office. Fully let to local tenants with future asset management opportunities.

### **Stratford-upon-Avon - Clifford Road**



Impressive Georgian building sitting on a 0.85 acre site. Let in its entirety to Family First Day Nurseries.

### **Sheerness - The Broadway**



Ground floor shop and ancillary upper parts let in its entirety to Papa John's.

### **Burton-on-Trent - Stanton Road**



Ground floor convenience store and large rear car park let to Tesco. Two flats above let on separate ASTs.

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# Developments

**We identify opportunities, obtain planning consents and develop high quality commercial properties in the high street, roadside, convenience and educational sectors.**

**Our developments extend the length and breadth of the UK.**

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**We focus on delivering properties that meet occupier requirements, the needs of local communities and the environment.**

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

### **Maidenhead - Court Road**



Purchase of a landmark office building on the banks of the River Thames. The building is currently being converted to a children's day nursery.

### **Abingdon - Market Place**



Planning obtained and works undertaken to convert the ground floor into a Starbucks coffee shop and the upper parts into 4 flats.

### **Sandwich - Ramsgate Road**



Planning obtained for an 1,800 sq ft drive-thru on Greenfield Land fronting the A256. The site has been developed and let to KFC.

### **Dover - Folkestone Road**



Former car showroom acquired for redevelopment into a Convenience Store and MOT Centre. The finished development has been let to the Co-op and HIQ Tyres.

### **Ware - Standon Road**



Two acre site currently used as a Veterinary Surgery with associated uses. Acquired in conjunction with Medivet.

### **Abergele - Rhuddlan Road**



Three acres of greenfield land for large scale redevelopment.

# Requirements

## High Street Investments

- Lot sizes from £100k - £10m
- Whole buildings or lock-up shops
- Asset management opportunities preferred
- National and local covenants considered
- Single lots, parades or portfolios

## Roadside Sites

- 0.2 – 10 acre sites
- Roads with a high volume of vehicles passing daily
- Sites in close proximity to roundabouts
- Brownfield and Greenfield sites
- Sites with existing buildings in situ

## Convenience Store Development

- Existing buildings 2,500 sq ft - 10,000 sq ft
- Development land 0.25 - 5 acres
- Local centres, public houses, car showrooms, MOT centres and shopping parades

## Educational Development

- 2,000 sq ft – 15,000 sq ft
- Office buildings, hotels, places of worship, schools, medical centres, care homes and new build commercial
- With parking and outdoor space
- Affluent locations

## Vacant High Street

- 1,000 sq ft – 10,000 sq ft
- Whole buildings or lock-up shops
- Potential to convert upper parts to residential
- Corner buildings with outdoor space and parking preferred
- All locations and pitches considered

# Why work with us

Our experienced team has been acquiring properties throughout the UK for over 30 years, giving us the expertise to make quick investment decisions.

Our in-house legal, accounts and asset managers ensure each transaction is executed swiftly and with precision. This streamlined, no-nonsense approach has resulted in us transacting on over 150 properties in the last 5 years.

## The Team



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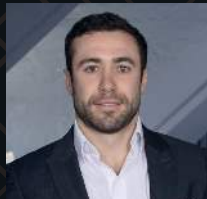
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