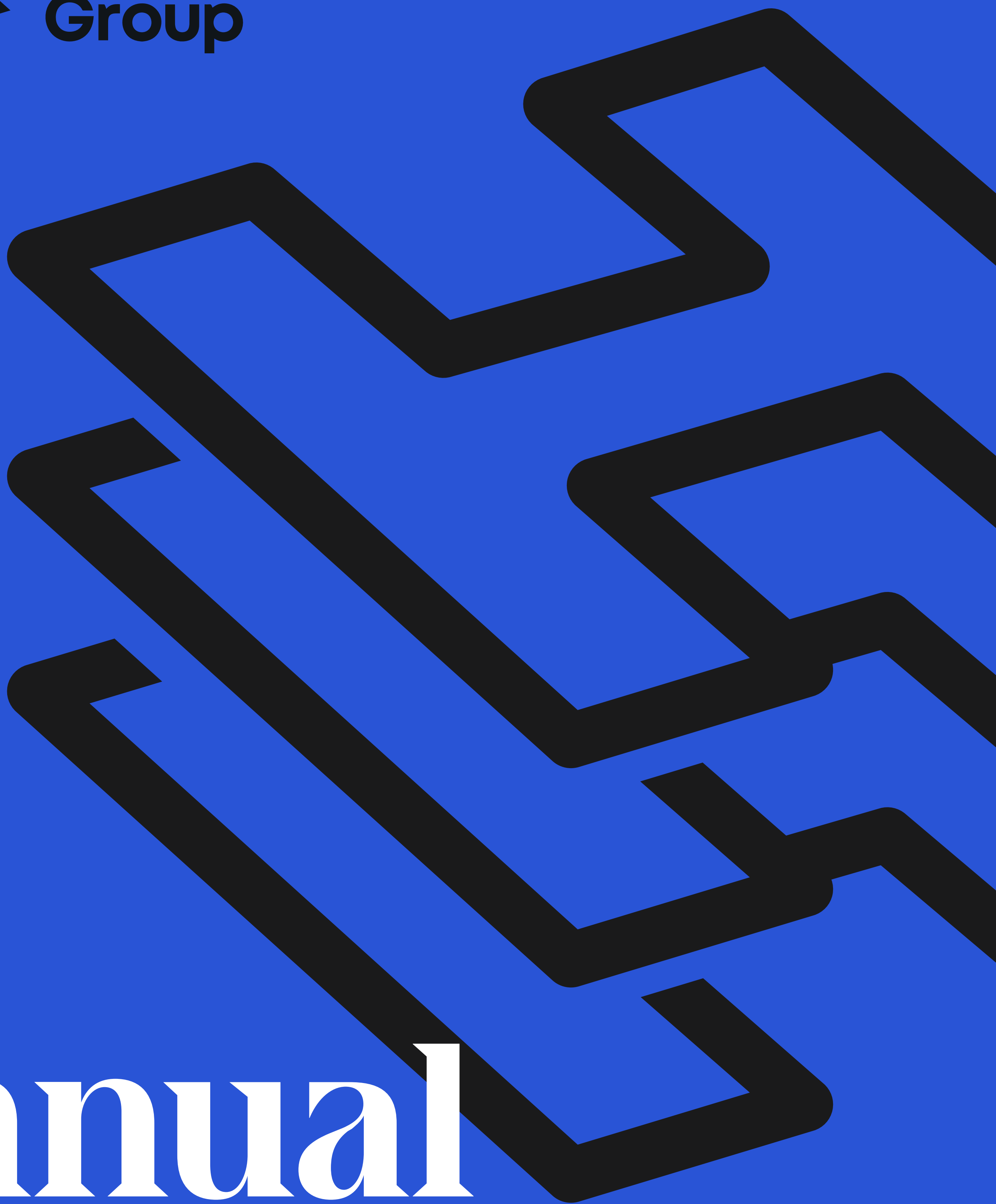


TM
**The
Harkalm
Group**



Annual Review

2025

Nurseries

- 2,000 sq. ft – 7,000 sq. ft
- Office buildings, schools, places of worship, medical centres, hotels, care homes, land and new build commercial.
- With parking and outdoor space.



50

Completed **over 50 educational transactions** in the last 5 years.

£75

million

Invested in **excess of £75m** in educational properties.

£60

million

£60m of allocated funds across all sectors in 2025.

Aylesbury, Buckinghamshire



- Land within a new housing development of over 2,000 homes, with outline planning for a day nursery.
- Secured detailed planning consent and completed turnkey development.
- Tenant – Busy Bees.

Walton-on-Thames, Surrey



- Office building acquired with vacant possession.
- Secured planning to discharge historic conditions.
- Tenant – Kinderzimmer.

Maidenhead, Berkshire



- Landmark building situated on the banks of the River Thames.
- Vacant office building converted into a Day Nursery.
- Tenant – N Family Club.

Kensington, London



- Former Barclays Bank acquired with vacant possession.
- Secured planning permission from Kensington and Chelsea to repurpose.
- Tenant – Kinderzimmer.

Schools

- 7,000 sq. ft - 25,000 sq. ft
- Office buildings, schools, places of worship, medical centres, hotels, care homes, land and new build commercial.
- With parking and outdoor space.
- Self contained sites.



50

Completed **over 50 educational transactions** in the last 5 years.

£75 million

Invested in **excess of £75m** in educational properties.

£60 million

£60m of **allocated funds** across all sectors in 2025.

Tamworth, Staffordshire



- Former primary school.
- Acquired with vacant possession and existing F1 use.

Epsom, Surrey



- Former care home.
- Secured relevant planning permissions, redeveloped the property and enhanced its usability.

Southbourne, Dorset



- Former language school.
- Obtained a Certificate of Lawful Use to confirm educational use.

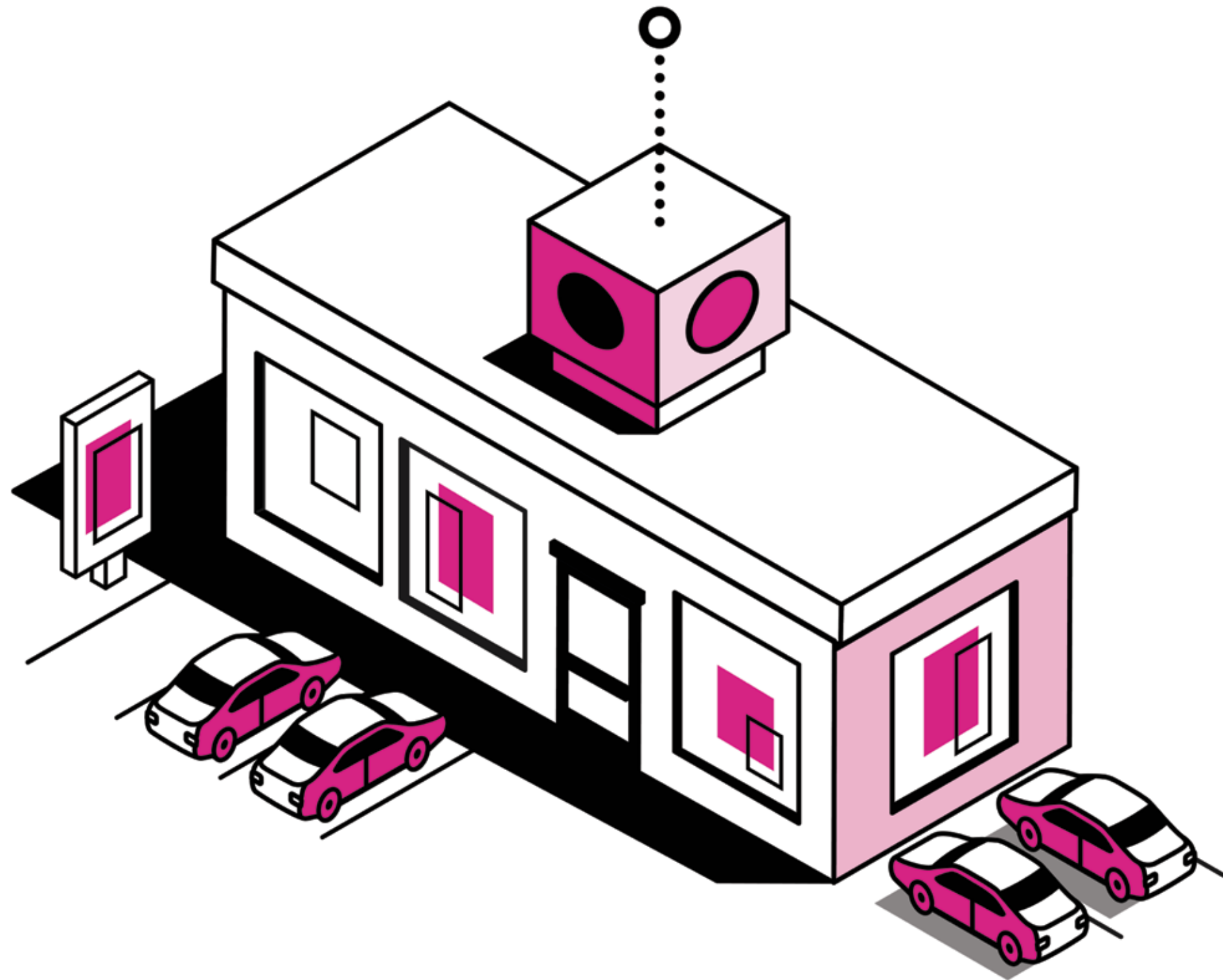
Benton, North Tyneside



- Former social club.
- Secured a change of use from Class E to F1.

Food Stores

- Existing buildings
2,500 sq ft - 30,000 sq ft.
- Development land 0.25 - 10 acres.
- Existing units, local centres, public
pubs, car showrooms, MOT centres
and shopping parades.



25

Completed **over**
25 food store
developments in
the last 5 years.

£50
million

Invested in
excess of £50m
in the food store
sector.

£60
million

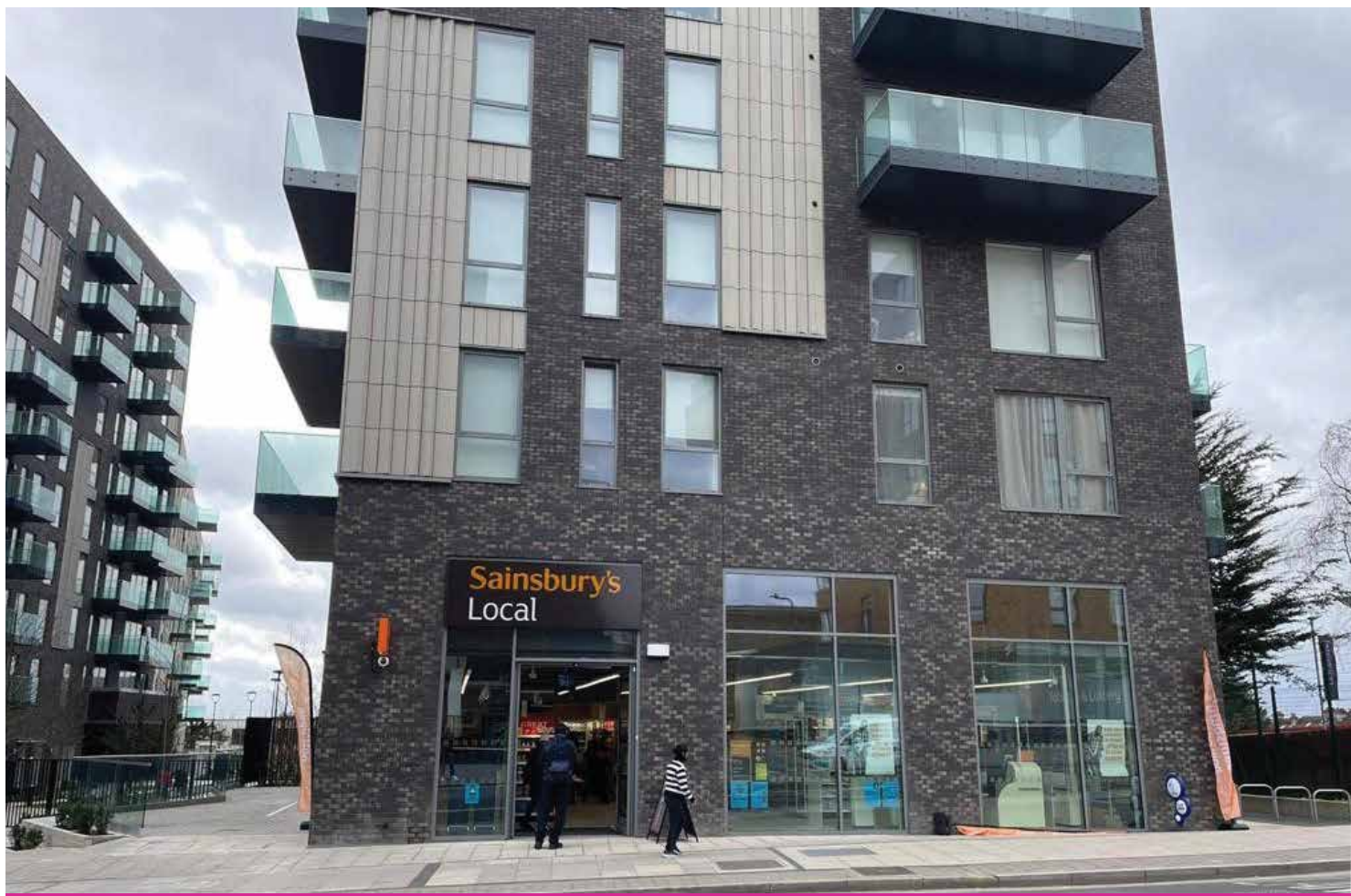
£60m of allocated
funds across all
sectors in 2025.

Chippenham, Wiltshire



- Former Wilkinson's store.
- Converted into a food store,
a coffee shop and gym.
- Tenants - Tesco, Starbucks
and Anytime Fitness.

Wembley, London



- Ground-floor commercial
unit beneath a new-build
apartment block.
- Acquired from the residential
developer.
- Tenant - Sainsbury's.

Dover, Kent



- Former car showroom.
- Redeveloped the site into a
food store and MOT Centre.
- Tenants - Co-op and HiQ Tyres.

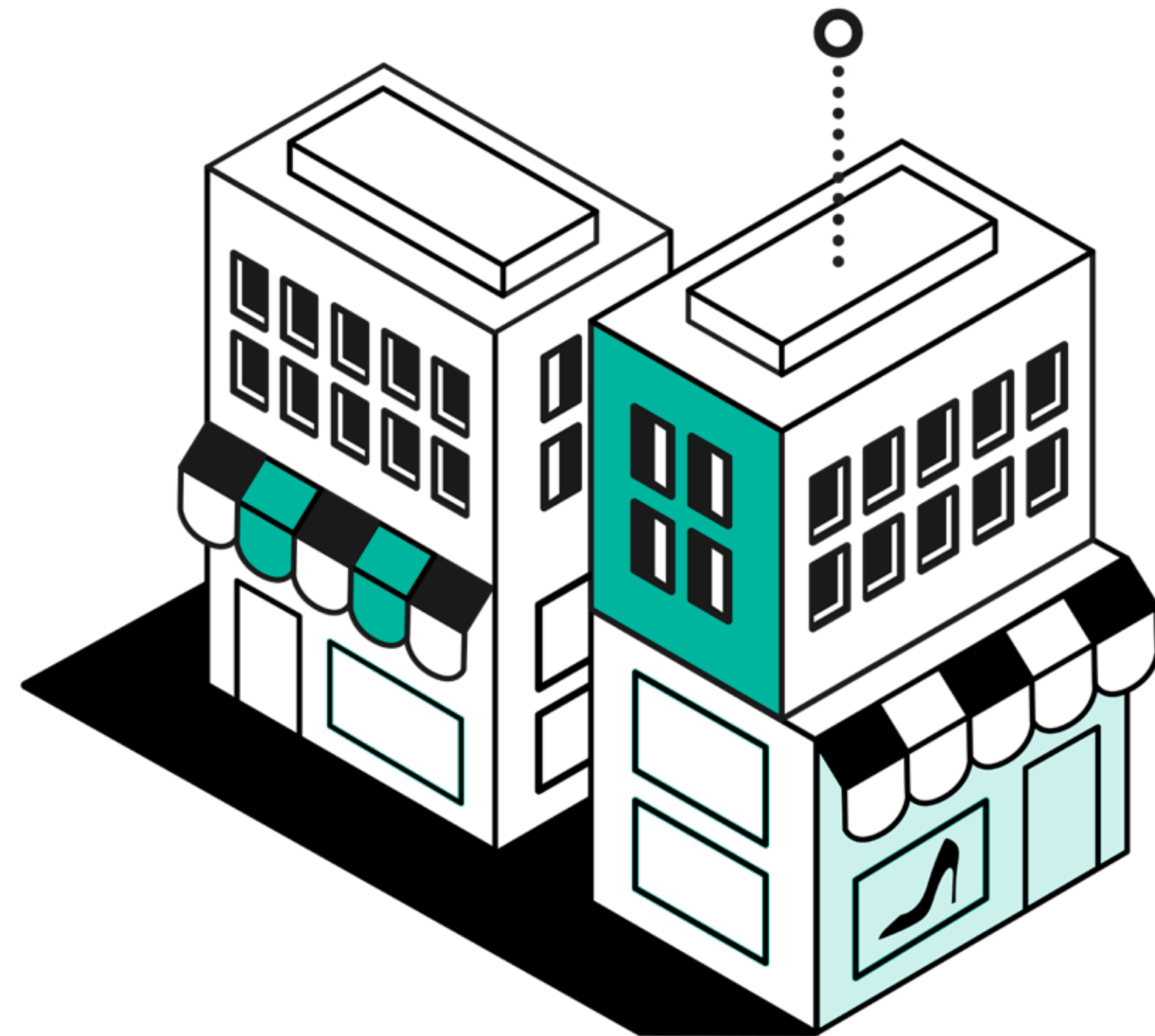
Stourport, Worcestershire



- Existing Londis convenience
store.
- Acquired from owner-operator.
- Tenant - Mid-Counties Co-op.

Retail

- Lot sizes £100k - £10m.
- Single lots, parades or portfolios.
- Vacant or tenanted properties with asset management potential.
- Whole buildings or lock up shops.
- Local and national covenants considered.



70

**Completed over
70 retail transactions**
in the last 5 years.

£200

million

**Invested in
excess of £200m**
in the retail sector.

£60

million

**£60m of allocated
funds** across all
sectors in 2025.

Olney, Buckinghamshire



- Mixed use parade in affluent market town.
- Four retail units and three flats above.
- Various asset management opportunities through restructuring leases.

Fitzrovia, London



- Shop and three flats above in prosperous London location.
- Shop let on a 15-year lease to Cheatmeals.
- Three flats above let on HMOs.

Hayes, London








- Shop with two flats above, acquired with vacant possession.
- Retail unit successfully let post-acquisition.
- Flats fully refurbished.

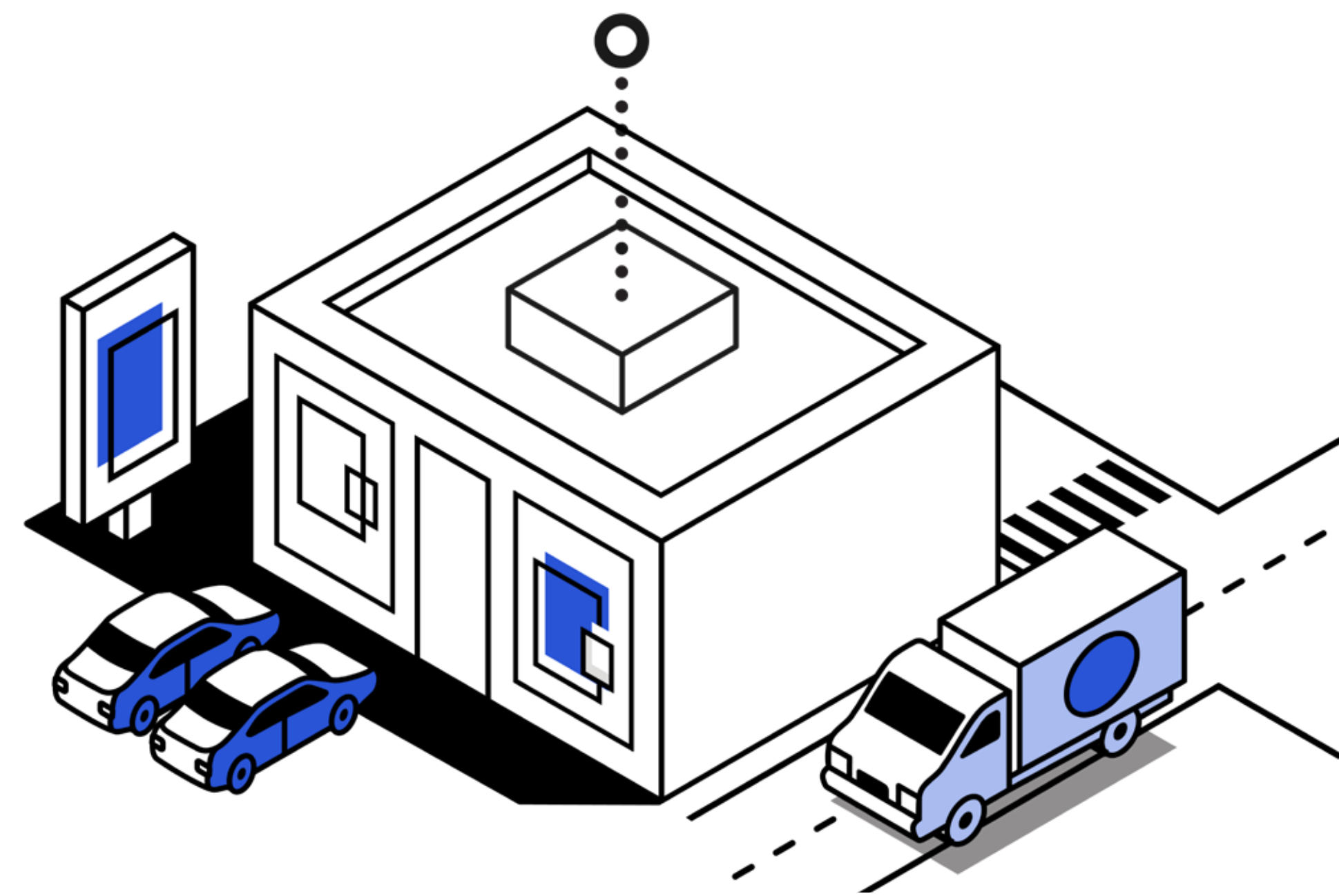
Bromley, London



- Fully vacant former bank with high letting potential.
- Strong redevelopment opportunities for the upper floors.
- Ideal for value enhancement through repositioning.

Roadside

-  0.2 – 10 acre sites.
-  Roads with 15,000 + vehicles passing daily.
-  Sites in close proximity to roundabouts.
-  Brownfield and Greenfield sites.
-  Sites with existing buildings in situ.



20

Completed **over 20 roadside developments** in the last 5 years.

£40 million

Invested in **excess of £40m** in the roadside sector.

£60 million

£60m of allocated funds across all sectors in 2025.

Nuneaton, Birmingham



- Plot of land located on Birmingham A44.
- Secured detailed planning permission and developed a new 1,800 sq ft drive-thru unit.
- Tenant - Costa Coffee.

Gosport, Hampshire



- Greenfield land.
- Secured detailed planning permission and developed a new 2,200 sq ft drive-thru unit.
- Tenant - 23.5 Degrees Starbucks.

Sandwich, Kent



- Greenfield land fronting the A256.
- Secured planning permission for a 1,800 sq ft drive-thru developed the site, and completed construction.
- Tenant - KFC.

Royston, Hertfordshire



- 9-acre site on a busy road with 30,000 vehicles passing daily.
- Significant development opportunities across multiple sectors.
- Site strategy ongoing.

Alternative



Beyond our core sectors, we actively seek and remain open to exploring new opportunities that align with our expertise and vision. As an entrepreneurial and agile team, we approach each opportunity on its own merits to determine its potential. We are always open to innovative ideas and partnerships that create value and drive long-term success.

Marylebone, London



- Centrally located trophy asset, formerly a language school.
- Acquired with nil use class.
- Mixed-use office and residential redevelopment.

Brentford, Essex



- Former Methodist Church.
- Located in an affluent West London suburb.
- Various alternative development opportunities due to building size and location.

Tring, Hertfordshire



- Located on the prestigious Champneys Estate.
- Former training academy for beauty and wellness.
- Structured a sale and leaseback agreement with Champneys.
- Low capital value with strong investment appeal.

Twyford, Berkshire



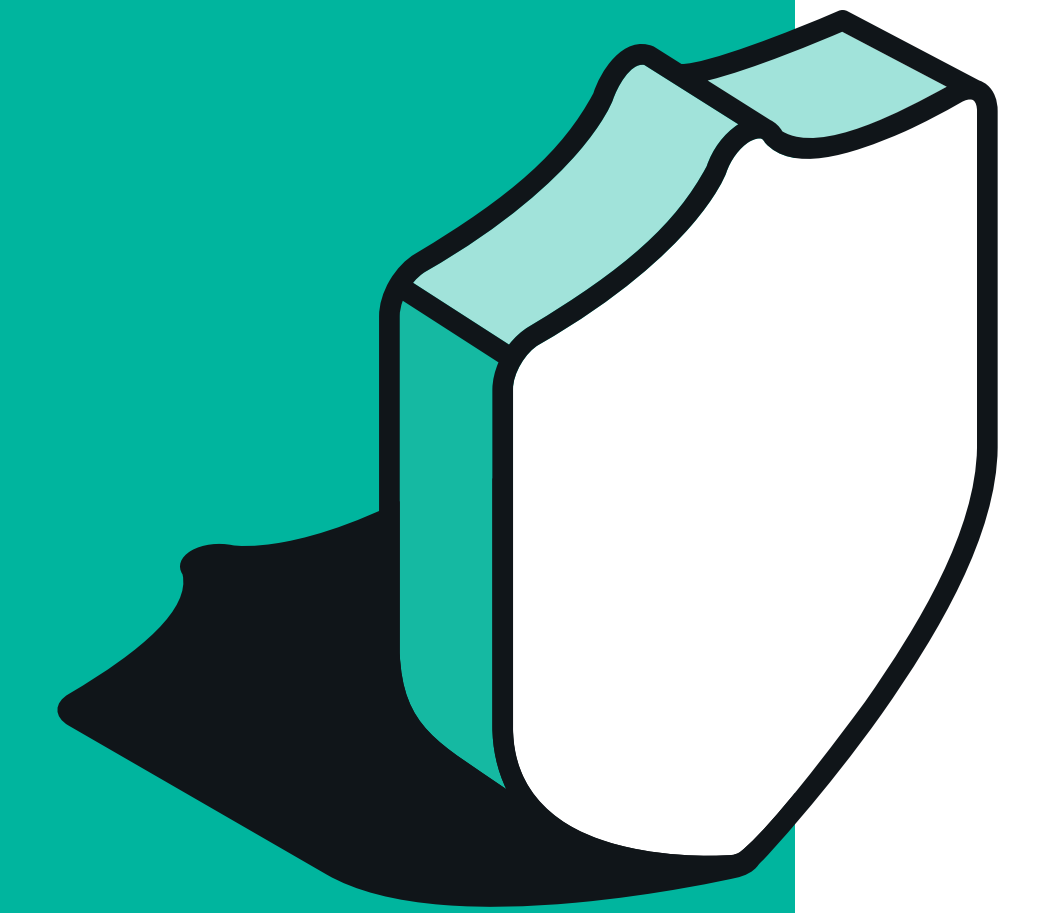
- Industrial unit acquired with vacant possession.
- Affluent location with low site coverage.
- Subsequently let to a long-term occupier.

Why work with us?

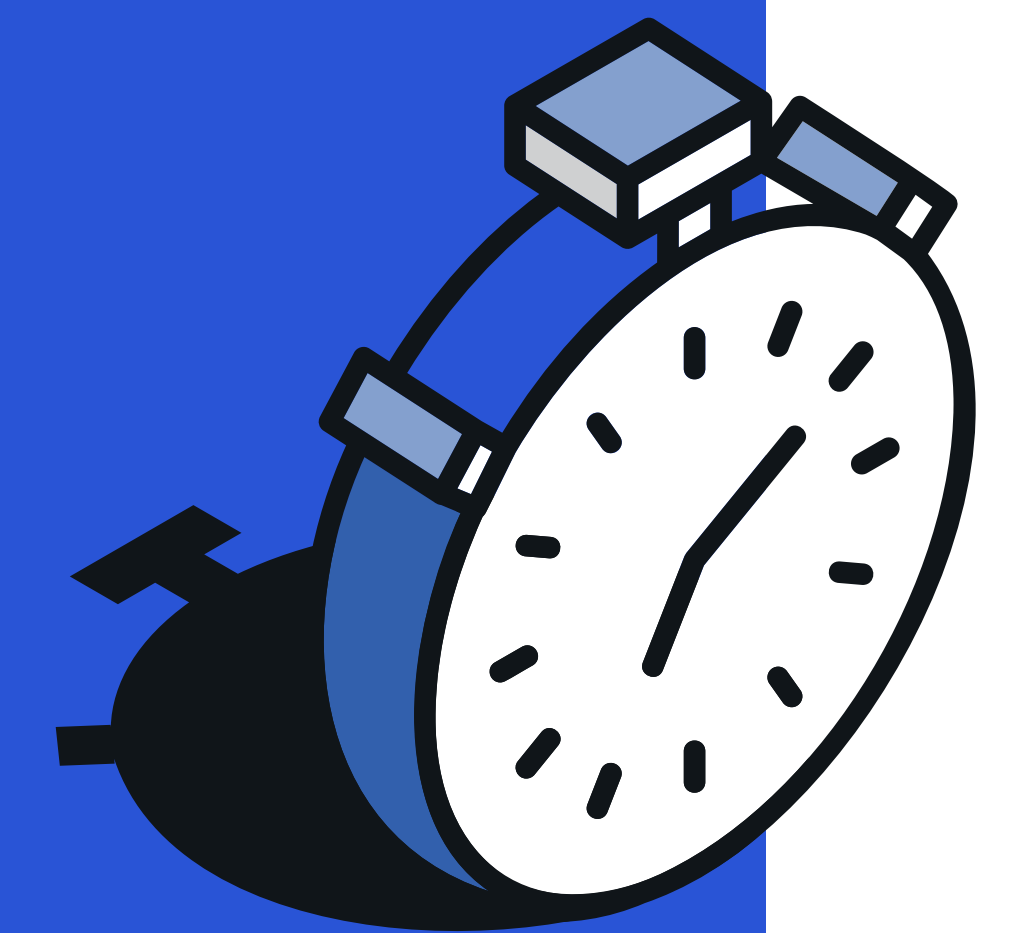
Our experienced team has been acquiring properties throughout the UK for over 20 years, giving us the expertise to make quick investment decisions.

This streamlined, no-nonsense approach has resulted in us transacting on over 175 properties in the last 5 years and investing in excess of £400m to date.

We're transparent and easy to deal with.

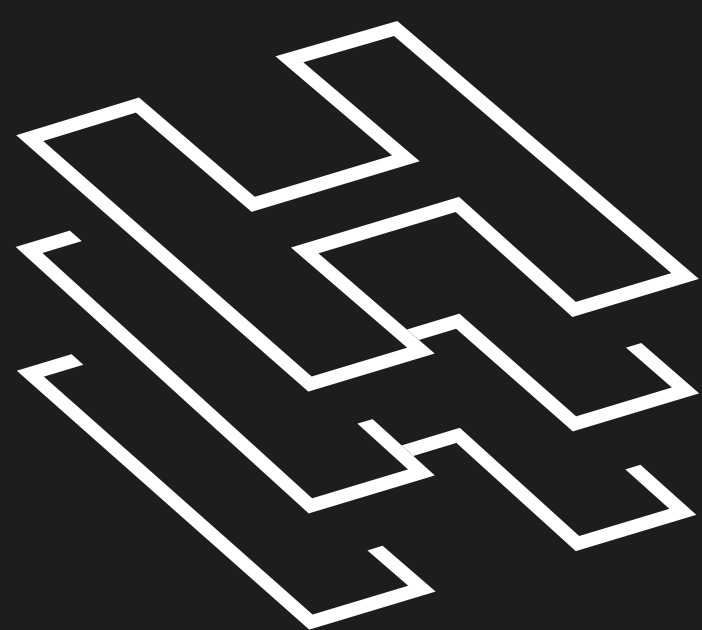


We have the cash funds to proceed quickly.



Our expertise allows us to identify opportunities and add value at every stage.





**The
Harkalm
Group**

Get in touch

If you are aware of any suitable opportunities or would like to discuss our requirement in greater detail, please contact one of the team.



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Harkalm.com



**EDUCATION
PROPERTY
AWARDS**

WINNER

PROPERTY INVESTOR OF THE YEAR

The Harkalm Group



YEARS

2005-2025