

coop



83-85 WALLASEY VILLAGE
WALLASEY
CH45 3LE

Long-let convenience foodstore investment guaranteed by Co-Operative Group with annual fixed uplifts

forge

Investment Summary

- Wallasey, located on the Wirral Peninsula in Merseyside, is a **popular coastal town**.
- **High density of residential housing surrounding the site.**
- Large **0.83 acre site** (0.34 hectares).
- Comprising **9,359 sq ft in right-sized convenience foodstore accommodation.**
- Let to Co-Operative Foodstores Limited on FRI terms until April 2037 - **12 years unexpired.**
- **Annual fixed rental increases of 2.25% per annum.**
- Guaranteed by **Co-Operative Group Limited.**
- **Institutional grade covenant**, boasting a **Turnover of £11.5 billion.**
- **Freehold.**
- Current Rent: **£130,884.97 per annum.**



Proposal

Offers are sought in excess of:

£1,900,000

(One Million Nine Hundred Thousand Pounds), subject to contract and exclusive of VAT.

Allowing for purchaser's costs of 6.23%, a purchase at this level would reflect an **Attractive Net Initial Yield of 6.50%**, and the following running yield profile:

2027	2029	2031	2033	2035	2037
6.80%	7.11%	7.43%	7.77%	8.12%	8.30%

Location

Wallasey, located on the Wirral Peninsula in Merseyside, is a popular coastal town.

The town benefits from its proximity to Liverpool, offering residents convenient access to city amenities while maintaining a quieter, suburban atmosphere. This has been reflected in a robust upward trend in the town's residential house prices.

Wallasey boasts a range of attractive features which draw in visitors from the wider region and beyond. These include the sandy stretches of New Brighton Beach, The Promenade, Wallasey Links Golf Club, Thorndale Lawn Tennis Club, Wallasey Cricket Club and the North Wirral Coastal Country Park.

The area is served by good transport links, including rail and bus services, making it an accessible and well-connected location.



The M53 runs south through the Wirral Peninsula. It connects Wallasey directly with Chester and the M56, offering routes to North Wales, Manchester, and beyond. The A59/Kingsway Tunnel forms the primary link between Wallasey and Liverpool, running under the River Mersey and emerging in Liverpool city centre.



Wallasey is served by four Merseyrail stations on the Wirral Line, all part of the Merseyrail network. The nearest to the subject property is Wallasey Village, which provides direct access to Liverpool James Street, Moorfields and Liverpool Central. Trains run every 15 minutes and take approximately 20 minutes.



The nearest airport to Wallasey is Liverpool John Lennon Airport (LPL), which can be accessed within 30 minutes by car.

The airport handled approximately 4.2 million passengers in 2023, a 20% increase year on year.



Demographics

Wallasey has a resident population of 85,611. This figure swells considerably in the summer months, when tourists are drawn to New Brighton Beach and its Promenade.

The Wirral Peninsula welcomed 7.5 million visitors in 2022, a 35% increase year-on-year, and a net contribution of £443 million to the local economy – Wallasey is a significant contributor to this overall figure.

Average house prices in the area have seen a positive 11% uplift year-on-year, which compares favourably to the national average of 3.3% year-on-year. This upward trend in property values reflects growing demand and investment in the area.



The Wirral region, which encompasses Wallasey, reported an employment rate of 74.2% for individuals aged 16 to 64 as of December 2023. This rate is higher than the North West regional average, displaying a healthy job market.

Additionally, the unemployment rate in Wirral was recorded at 3.3%, lower than the North West average, further underscoring the area's economic stability.

Everton Football Club's new stadium is located 5 miles east of the subject property at Bramley-Moore Dock. It is a transformative project with significant positive economic implications for the area.



Situation

The Property is situated in a prominent position on the A551, a key arterial route into the town, that links to the M53 and the A59, which connects Wallasey to Liverpool via the Kingsway Tunnel.

The property sits in the town's core commercial pitch and is the foremost convenience grocery provision in Wallasey.



Description

The property comprise a single-storey store of steel-frame construction. The 0.83 acre (0.34 hectare) site comprises a 9,359 sq ft, purpose-built food store accommodation.

The property includes a 53-space surface level car park. The stores opening hours are 7am – 10pm Monday to Saturday, and 10am – 4pm on Sundays.

The store provides a delivery service for on-demand groceries.

Also included is an ATM and an Amazon Counter pick-up facility.





Accommodation

The property provides a total Net Internal Area of 9,359 sq ft (869.5 sq m).

Tenure

Freehold (Title Number: CH25206).

Tenancy

The Subject Property is let to Co-Operative Foodstores Limited on a Full Repairing and Insuring lease expiring 2nd April 2037 **(12 years unexpired)**. The lease is guaranteed by Co-Operative Group Limited.

The current rent of £130,884.97 per annum is **subject to annual fixed increases at 2.25% per annum**.

The rental uplifts are as follows:

2026	£133,829.88	2032	£152,944.19
2027	£136,841.05	2033	£156,385.44
2028	£139,919.98	2034	£159,904.11
2029	£143,068.17	2035	£163,501.95
2030	£146,287.21	2036	£167,180.74
2031	£149,578.67		

Covenant Information

The Co-operative Group Limited (company number: IP00525R) was established in 1844, and now operates from over 4,500 outlets with almost 90,000 employees and displays an annual turnover of £11.50 billion.

They are a consumer owned, ethically responsible organisation with operations in food retailing, funeral care, insurance and legal services.

The food division represents the UK's 5th largest food retailer with almost 2,800 local, convenience and medium sized stores employing over 69,000 people. Furthermore existing arrangements with independent co-operative societies means they supply more than 7,700 stores.



Turnover of
£11.50 Billion



Pre-Tax Profit of
£247 Million



UK's 5th Largest
Food Retailer



2,800 stores
nationwide

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Energy Performance Certificate

EPC C-51.

Available upon request.

VAT

The property has been elected for VAT and we anticipate that the transaction will be treated as a transfer of a going concern (TOGC).

Anti Money Laundering

In order to comply with Anti-Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

Misrepresentation Act - Forge act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Forge has any authority to make or give any representation or warranty in relation to this property. © 2025. Designed by Creativeworld. T 01282 858200.



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