

**AAK International AB,  
Edison Road, Runcorn,  
Cheshire, WA7 1PY**

**REVERSIONARY 1.79 ACRE INVESTMENT  
OPPORUNITY, OFFERING LONG TERM  
DEVELOPMENT POTENTIAL**







EDDIE STOBART /  
TESCO DISTRIBUTION

↖ TO LIVERPOOL / M62

WIDNES

A553

DHL/NHS

REHAU

THOMPSON  
& CAPPER

RIVER MERSEY

MERSEY GATEWAY BRIDGE

AAK International

VENTCROFT

STATHAM TYRES

TROOP & CO.

AAK FOODS

MANCHESTER SHIP CANAL

← TO M56

HOWDENS JOINERY

AB STORAGE

ALMA PRODUCTS

KAWNEER UK

↘ TO M56

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# AAK International AB, Edison Road, Runcorn, Cheshire, WA7 1PY

## REVERSIONARY 1.79 ACRE INVESTMENT OPPORUNITY, OFFERING LONG TERM DEVELOPMENT POTENTIAL

### INVESTMENT SUMMARY

- Opportunity to acquire a well let 1.79 acre site providing secure income with future development potential.
- Prominent position fronting onto Astmoor Road, the main arterial route through Astmoor Industrial Estate, Runcorn.
- A fully ringfenced secure, surfaced and rectangular site extending to **1.79 acres** (net 1.70 acres excluding substation demise).
- Let to the undoubted covenant of AAK International AB on a new 10 year FRI renewal lease commencing 3 September 2024, subject to a tenant option to break in year 5 (£40,000 tenant break penalty)
- AAK International AB reported **sales of circa £327M** in FY 2023.
- WAULT of **4.75 to break and 9.75 to expiry**.
- Topped up headline rental of **£80,000 pa (£47,058 per acre)**.
- **OMV rent review in year 5** (cap and collar of 1.50%-3.50% pa).
- **ERV of £93,500 per annum (£55,000 per acre on net 1.70 acres)**.
- **Outside of the L&T 1954 Act**.
- Suitable for future development (subject to planning).
- Freehold.

Seeking offers in excess of **£1,045,000 (One Million and Forty-Five Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects:

- NIY (assuming standard purchaser costs): **7.25%**
- RY at review (assuming cap of 3.50% pa): **8.34%**
- RY (headline): **8.45%**
- Capital Value (excluding substation demise): **£615,000 per acre**









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### LOCATION

Runcorn is located approximately south of Widnes, 9 miles west of Warrington, 13 miles south east of Liverpool, 18 miles north east of Chester and 26 miles south west of Manchester.

The town benefits from excellent transport communications with J7 of the M62 approximately 6 miles to the north and J11 and J12 of the M56 being approximately 2 miles to the south.

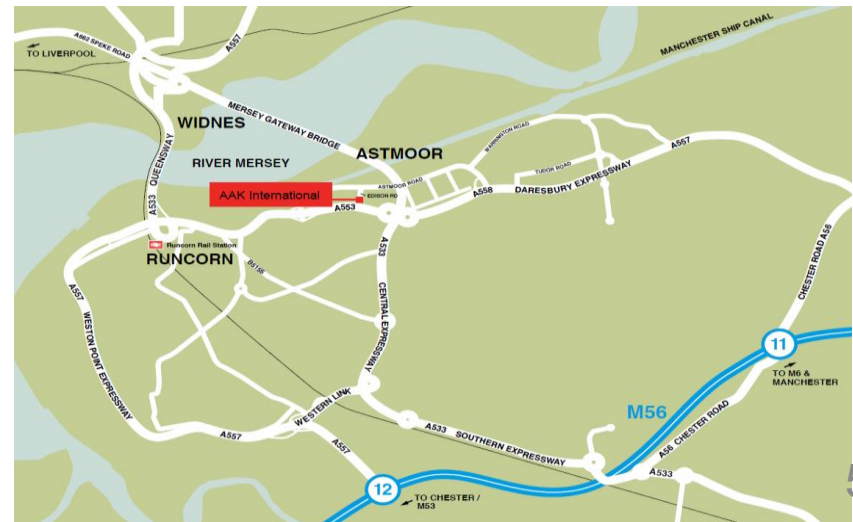
Runcorn mainline railway station provides frequent services to both Liverpool and London (Euston) with a journey time of approximately 2 hours. Manchester and Liverpool Airports are within 30 and 15 minutes drive respectively.

### SITUATION

The property is situated on the established Astmoor Industrial Estate, comprises approximately 2.3M sq ft of primarily industrial accommodation, across an area of 195 acres.

Large scale occupiers include in the area include: Eddie Stobart (365,000 sq ft), DHL/NHS (130,000 sq ft), AAK Foods (80,000 sq ft), Lidl (410,000 sq ft), UK Mail (70,000 sq ft), Howdens Joinery (465,000 sq ft), Rehau (130,000 sq ft) and Fresenius (171,000 sq ft) amongst others

The site is situated in a prominent position fronting Astmoor Road, the main arterial route running through the Astmoor Industrial area with excellent access to Junction 11 and Junction 12 of the M56 Motorway.



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### DESCRIPTION

The property comprises a regular shaped site extending to approximately 1.79 acres. The land is gated, secure and surfaced and is currently used for car parking.

A sub-station is situated centrally, adjacent to the southern boundary.

### FUTURE REDEVELOPMENT

Indicative plans have been prepared which demonstrate the possibility of accommodating a nine unit multi-let industrial estate on the site with units ranging from 2,368 sq ft to 2,605 sq ft.

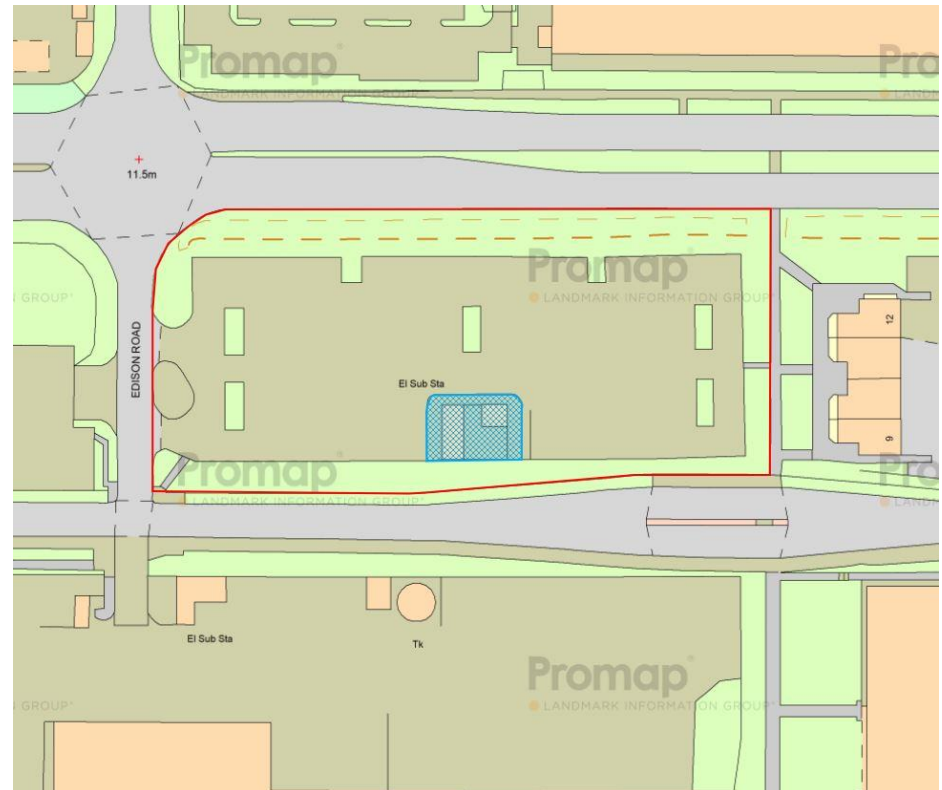
Alternatively plans are also available which show the configuration of a single 27,000 sq ft unit across the site.

Copies of these plans can be provided upon request.

### SITE

The site extends to approximately 1.79 acres.

The area hatched in blue is let to SP Manweb until November 2081. Excluding this land, the net area is 1.70 acres



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### TENANCY

The site is currently let to AAK International AB on a 10 year FRI lease from 3 September 2024 with a tenant break in year 5 (subject to a £40,000 tenant break penalty).

- Topped up headline rent of £80,000 pa (£47,058 per acre)
- WAULT of 4.75 to break and 9.75 to expiry.
- OMV rent review in year 5 (cap and collar of 1.50%-3.50% pa).
- FRI Lease subject to Schedule of Condition.
- Outside of L&T 1954 Act.

The area hatched blue on site plan is let to SP Manweb plc on a lease expiring 15 November 2081, subject to a peppercorn rent. The tenant has the option to determine this lease upon providing 6 months notice to the landlord.

### ERV

We consider the property to have an ERV of £93,500 pa (£55,000 per acre).

### TENANT COVENANT

AAK is a Multi-oil Ingredient House, specializing in plant-based oils and fats. The company is listed on Nasdaq Stockholm with headquarters in Malmö, Sweden. The company has 4,100 employees with 20 production plants worldwide.

The Company operates the UK's largest edible oils refinery in Hull, with additional manufacturing facilities adjacent to the subject property in Runcorn.

AAK reported net sales of £3.32 billion and an operating profit of approximately £300 million in FY 2023. Further information is available here > <https://www.aak.com/investors/financial-reports/>

AAK International AB is registered in Malmo and performs financing activities and cash management for associated companies within the AAK Group. In addition, through their UK branch, the Company manufactures and sell vegetable oils and fats.

In the year to 31 December 2023 AAK International AB had net sales of 4,480,237,000 SEK (approx. £327,886,144 as at Jan 2025). Full accounts can be provided upon request.

**The property is used by the tenant for staff car parking, linked to their adjacent property which they currently own and occupy.**

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### TENURE

We understand that the property is held on a freehold basis.

### VAT

The property is elected for VAT and it is the intention to treat this transaction as a Transfer of a Going Concern (TOGC).

### ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### DATA ROOM

Data room access is available upon request.

**MISREPRESENTATION ACT:** All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith. 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 all agents has any authority to make or give representation or warranty in relation to this property. January 2025.

### PROPOSAL

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- Capital Value (excluding substation demise): **£615,000 per acre**

### FURTHER INFORMATION

For further information to arrange an inspection please contact:



#### INVESTMENT

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