



HOTTER SHOES

2 PEEL ROAD, J5 M58,
SKELMERSDALE, WN8 9PT

HIGHLY REVERSIONARY
SINGLE LET INDUSTRIAL
INVESTMENT OPPORTUNITY





INVESTMENT SUMMARY

We are instructed to seek offers in excess of **£10,815,000 (Ten Million Eight Hundred and Fifteen Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects a net initial yield of **6.50%** after purchaser's costs of 6.69%, reversionary yield of **8.87%** and a low capital value of **£68.68 psf**.



A highly reversionary single let warehouse investment opportunity



Excellent connectivity adjacent to Junction 5 of the M58 Motorway which in turn connects with the M6 Motorway



A manufacturing and distribution warehouse providing **157,458 sq ft (14,628 sq m)**



Metal roof with a new roof system installed in 2016



Site area of 8.85 acres, which represents a very **low site cover of 37%**



Let to Hotter Shoes Limited for a term of 10 years commencing 14th February 2025, with a tenant break option in year 5 (£187,500 plus VAT break penalty)



Longstanding tenant who has been headquartered in Skelmersdale since 1959



Very low passing rental of only **£750,000 per annum (£4.76 per sq ft)**



Highly reversionary with an **ERV of £1,023,480 per annum (£6.50 per sq ft)**



OMRV rent review in year 5



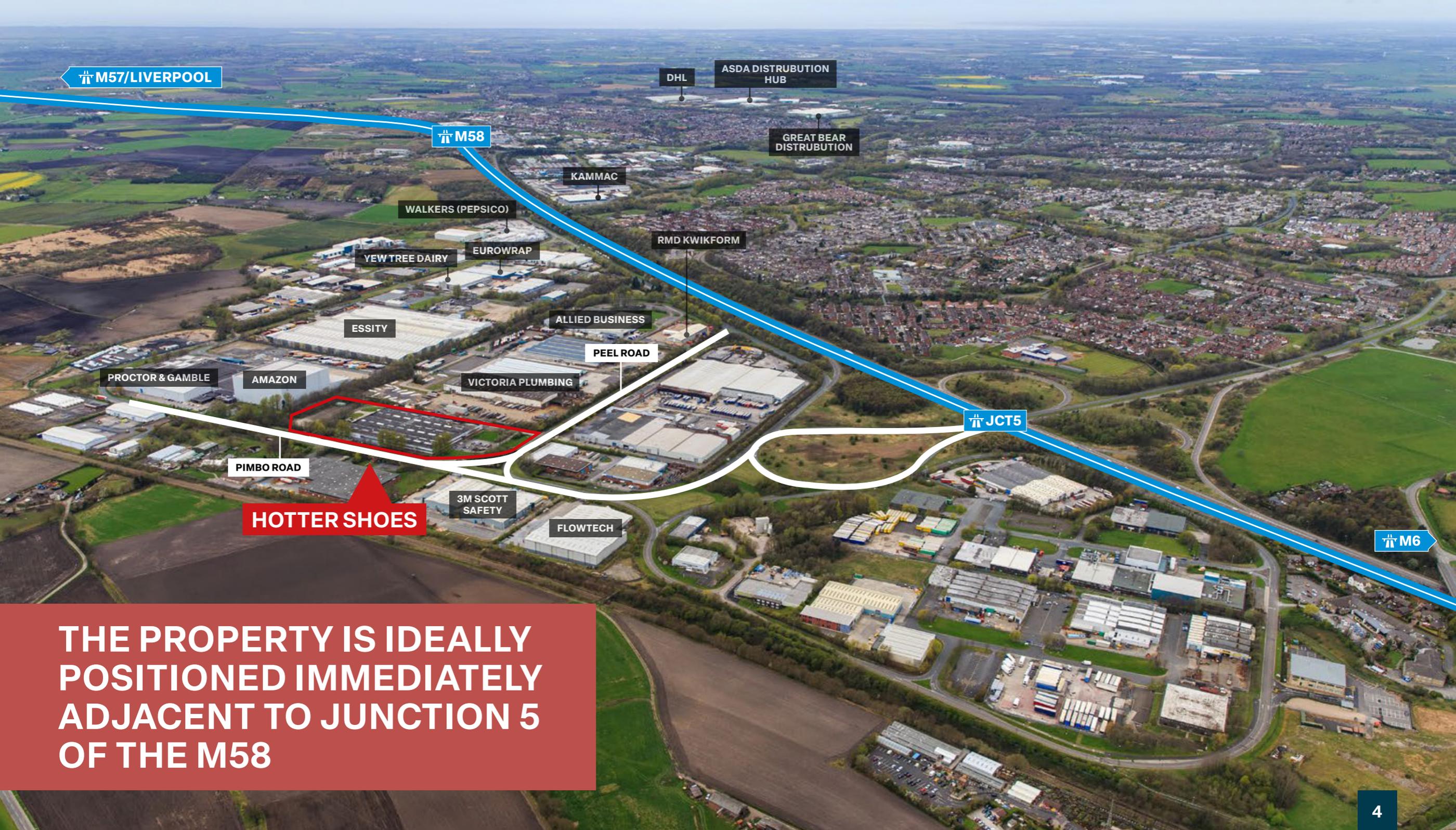
Outside L&T 1954 Act



Freehold

PEEL ROAD

PIMBO ROAD



M57/LIVERPOOL

M58

DHL

ASDA DISTRIBUTION HUB

GREAT BEAR DISTRIBUTION

KAMMAC

WALKERS (PEPSICO)

YEW TREE DAIRY

EUROWRAP

RMD KWIKFORM

ALLIED BUSINESS

PEEL ROAD

JCT5

PROCTOR & GAMBLE

AMAZON

VICTORIA PLUMBING

PIMBO ROAD

HOTTER SHOES

3M SCOTT SAFETY

FLOWTECH

M6

THE PROPERTY IS IDEALLY POSITIONED IMMEDIATELY ADJACENT TO JUNCTION 5 OF THE M58



LOCATION

Skelmersdale is one of the principle economic locations within West Lancashire, located 18 miles north of Warrington, 13 miles north east of Liverpool and 25 miles north west of Manchester.

Skelmersdale benefits from excellent road communications being situated adjacent to the M58 motorway providing immediate access to both the regional and national motorway network. Junction 26 of the M6 Motorway is located just 5 miles to the East, whilst the M57/M58 Interchange is 9 miles to the South West.

The town is recognised as one of the premier commercial locations in West Lancashire, which has a District population of 113,000 providing an excellent labour pool for both skilled and unskilled manufacturing jobs.

CONNECTIONS

	DRIVE TIMES			MOTORWAY ACCESS	
	Liverpool	30 mins		M58	3 mins
	Manchester	45 mins		M6	7 mins
	Birmingham	1 hr 45 mins	A570	6 mins	
	FREIGHT			AIRPORTS	
	Port of Liverpool & Freeport	19 mins		Liverpool John Lennon	30 mins
	Seaforth Dock	18 mins		Manchester	40 mins



SITUATION

The property is situated within Pimbo Industrial Estate, a highly sought after industrial park just to the south of Skelmersdale Town Centre.

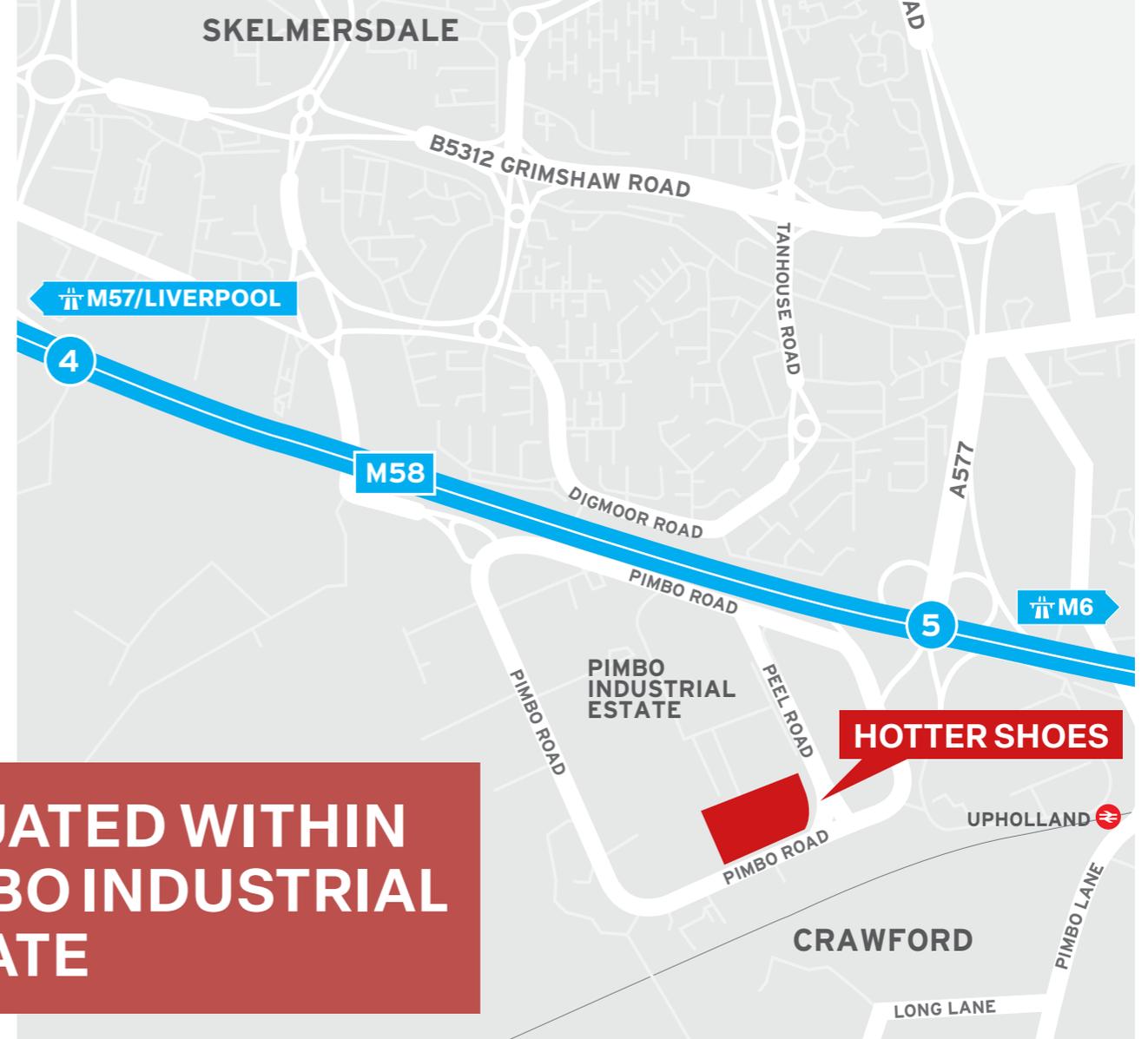
The estate is ideally positioned immediately adjacent to Junction 5 of the M58, offering swift and direct access to the regional and national motorway network, with the M6/M58 interchange less than 3 miles to the East.

The Estate is a major employment area and is home to a number of high-quality occupiers including Walkers (Pepsico), Victorian Plumbing, Proctor & Gamble, Essity and Amazon amongst many others.

The property has a prominent corner pitch and can be accessed from either Pimbo Road (the principle estate road) and Peel Road, providing direct access to J5 of the M58.



**SITUATED WITHIN
PIMBO INDUSTRIAL
ESTATE**



DESCRIPTION

The subject property comprises a detached industrial manufacturing and distribution facility of steel portal frame construction, built to the following specification:



Metal profile clad elevations beneath a pitched metal clad roof



Floor slab loading of 50kN/sq m



Substantially refurbished in 2003



Two storey ancillary offices which have been refurbished to a high specification.



A new roof system was installed in 2016 (still under warranty)



Dedicated yard, loading and circulation provisions to three elevations



5.5m eaves height



Segregated staff and visitor parking, providing 119 spaces at the front of the property



4 dock level loading doors together with 5 level access doors



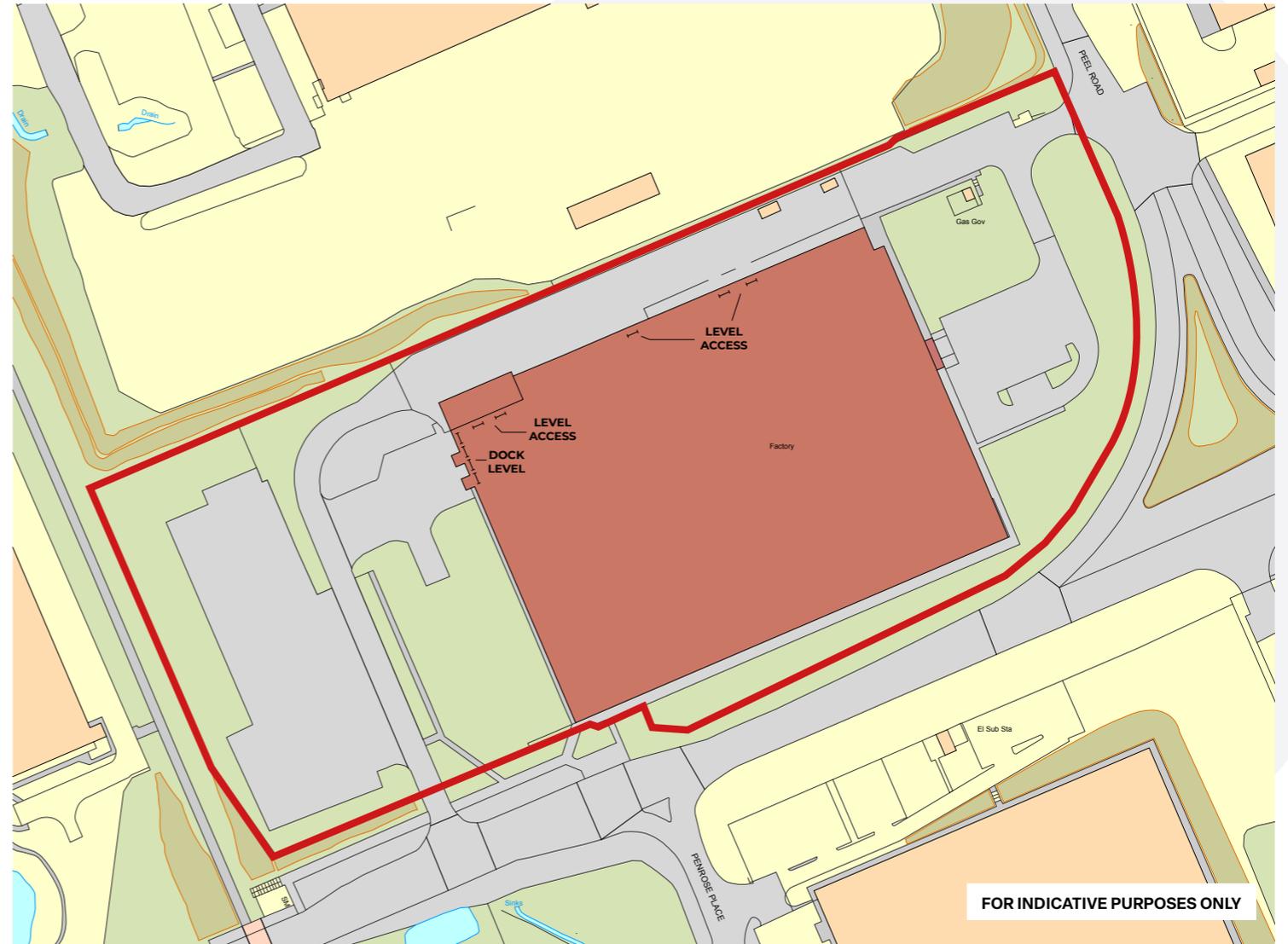
Secure fully fenced site benefitting from a security gate house

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following gross internal floor areas:

Description	Sq M	Sq Ft
Warehouse & Ancillary Space	12,043.43*	129,634*
GF Office	1,080.28	11,628
FF Office	1,504.67	16,196
TOTAL	14,628.38	157,458
Mezzanine	4,658.11	50,139

*includes 2,045 sq ft covered loading area.



SITE

The site extends to a total area of 8.85 acres (3.58 hectares), representing a low site cover of approximately 37%.

TENURE

The property is held freehold.

TENANCY

Tenant	Guarantor	Area (Sq Ft)	Lease Start	Lease Break	Lease End	Rent (£pa)	Rent (£psf)	ERV (£pa)	ERV (£psf)	Rent Review	L&T 1954 Act	Comments
Hotter Shoes Limited	Wourth Group Limited	157,458	14/02/2025	14/02/2030	13/02/2035	£750,000	£4.76	£1,023,480	£6.50	Year 5 (OMV)	Outside	£187,500 plus VAT break penalty. FRI terms subject to SOC. The tenant benefits from a half rent period until 14/12/2025 (topped up by vendor).

TENANTS COVENANT

Hotter Shoes was acquired by Wourth Group in July 2023 in a deal valued at circa £6.70m. Prior to this acquisition, Beaconfield Footwear Limited had been trading since 1959 with the Hotter Comfort Concept brand founded in the early 1990s with a focus on making shoes as comfortable as possible.

This subject property forms the Hotter Shoes' HQ and the company is heavily invested in the site and continues to invest further in its shoe making production facilities.

The importance of the facility has only increased since Wourth Group's acquisition, with 75% of the company's shoes now being manufactured in Skelmersdale (previously 75% had been manufactured outside the UK prior to the Wourth Group takeover).

The lease is guaranteed by Wourth Group Limited, whose brands include WoolOvers Ltd, Pure Collections Cashmere Limited, Scotts of Stow, Bloom and Pure Collection amongst others. The Hotter Shoes brand now forms part of this group of Companies.

To the Year End April 24 the Group's revenue increase significantly to £87.51m (76% increase) driven by the acquisition of Hotter Shoes Ltd and Scotts (2023) Ltd. In addition, the Company's gross profit has increased over the same period by 123%, to £32.83m (2023 12.98m). We understand the Group has continued its activity post year end via the initiation of an acquisition of another clothing retailer, which further diversifies its offering both by product and geography.

Wourth Group has reported the following accounts:

	Y/E April 24	Y/E April 23	Y/E April 22
Turnover	£87,511,000	£49,728,000	£57,674,000
Pre-Tax Profit	£2,143,000	£2,751,000	£2,713,000
Total Equity	£5,222,000	£4,490,000	£2,335,000



OCCUPATIONAL MARKET COMMENTARY

The North West is one of the most successful and dynamic regions in the UK. The region benefits from excellent proximity to growing markets, a rising population of over 7 million people, 80% of the UK population within 4-5 hours' drive time and more motorways per sq. ft. than in any other region.

Skelmersdale has superb communications and has continuously proven attractive to occupiers due to its connectivity and also its excellent labour pool. This is evidenced by the lack of good quality industrial availability in Skelmersdale.

The property is located within the well-established West Pimbo Industrial Estate that has the following nearby occupiers – Proctor & Gamble, Great Bear, S.C.A./Essity UK and Pepsi & Co./Walkers Crisps amongst many others.

The strength of the location is further demonstrated by HBD's intention to develop a 245,000 sq ft logistics warehouse close to the subject property. This unit now has detailed planning consent we understand and the current quoting rent is £9.00 psf. Furthermore Marshall CDP is expected to commence on-site with Duo Park Skelmersdale in 2025. Quoting rent for Duo One (35,000 sq ft) is £10.00 psf whilst Duo Two (103,750 sq ft) is £9.50 psf.

There is continued occupational demand throughout the North West region, but with a continued lack of new build supply and good quality second-hand; this has resulted in decreased void periods and increased rental levels. We anticipate these market dynamics to remain in 2025.

Recent comparable lettings include:

Date	Address	Tenant	Size	Term (Break)	Rent (psf)	Comment
Available	Duo Two, Skelmersdale	n/a	103,750	n/a	Quoting £9.50	New build unit due to commence 2025
Available	Olivers Place, Preston	n/a	121,309	n/a	Quoting £6.50	Second hand unit 5.5m eaves
Q4 2024	Hathaway 89, Warrington	Oak Tyres UK	89,000	15	£11.00	New build
Q4 2024	BP71 Haydock	Confidential	71,222	10	£8.75	Refurbished second hand
Q2 2024	Stakehill 280. Middleton	GXO	305,156	10	£8.50	Refurbished coldstore Additional £1.00 psf for overage.
Q3 2023	Real 257, Warrington	Stapleton Tyres	25,319	15 (10)	£7.25	Refurbished second hand unit. 8.9m eaves
Q3 2023	Winsford 105, Winsford	Zavvi Group	105,757	10	£7.00	Modern second hand unit.
Q3 2022	Point 23, Haydock	Oak Tyres UK	81,921	10	£7.95	Refurbished second hand



INVESTMENT COMPARABLES

Date	Property	Area	AWULT	Purchase Price	NIY	Capital Value (psf)
Under Offer	Encon Insulation, Chorley	106,532	3.00	Quoting £11.75M	Quoting 5.40%	Quoting £110
Q1 2025	Fluorocarbon, Northbank IE, Irlam	89,323	2.00	£7.05M	6.22%	£79
Q1 2025	Flowtech Fluid Power, Skelmersdale	75,926	7.00	£6.575M	5.45%	£87
Q3 2024	Honeywell, Ellesmere Port	210,191	5.75	£18.55M	5.62%	£88
Q2 2024	Movianto, Haydock	377,523		£45.69M	4.75%	£121
Q2 2024	Liverpool Football Club. Huyton	93,634	4.5	£7.25M	6.07%	£72
Q2 2024	L'Oreal, Bury	88,263	5	£11.40M	4.74%	£129

REASONS TO BUY

STRONG INDUSTRIAL LOCATION

LOW PASSING RENT

LOW SITE COVER PROVIDING FUTURE ASSET MANAGEMENT OPPORTUNITIES

LOW CAP VAL (BELOW REPLACEMENT COST)

LONG-STANDING TENANT IN OCCUPATION

OUTSIDE L&T 1954 ACT

FURTHER INFORMATION

VAT

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

EPC

A copy of the EPC is available upon request.

DATA ROOM

Data room access is available upon request.

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.

PROPOSAL

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CONTACT

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