

### Agency Highlights

2011 has seen challenging market conditions, but we end the year with more recently completed high profile deals for our clients. New disposal instructions continue to be received, some of which can be seen overleaf or by visiting our website, [www.rapleys.co.uk](http://www.rapleys.co.uk).

**On behalf of**



**M C R**  
PROPERTY GROUP

We negotiated a letting to John Stewart Motor Company Ltd, for a 7,177 sq ft unit on Orford Lane, Warrington, at an initial rent of circa £60,000 per annum.




**On behalf of**

**NORTHGATE**  
Vehicle Hire

We sublet a 5,315 sq ft unit at Third Way, Avonmouth to DHL Freight at £34,000 per annum.



**On behalf of**



**TURNSTONE**

We have jointly let a 5,400 sq ft retail unit at St Nicholas Retail Park, Kings Lynn to eastern European food specialist Lituana Retail.

The retailer has taken the store on an 8 year lease at a rent of £64,800 per annum.

**On behalf of**



**Topps Tiles**

We completed an acquisition of a 5,400 sq ft former Floors-2-Go unit on Leeds Road, Huddersfield. The deal was completed from start to finish in just 2<sup>1</sup>/<sub>2</sub> months.

**On behalf of**

**MUSGRAVE**  
RETAIL PARTNERS GB

We sold a Budgens supermarket in Poringland, Norwich, for £2.51m, reflecting a net initial yield of 5.65%, demonstrating the continuing high level of investor demand for well-let foodstore investments providing secure RPI linked income.


**On behalf of**



**Lookers plc**

We sold a leasehold showroom and compound at London Road, Ipswich for a price in the region of £325,000.

**On behalf of**



**MAJESTIC**  
[www.majestic.co.uk](http://www.majestic.co.uk)

Acquisitions have been completed for units at Broadstairs and Bury St Edmunds for new stores, as well as a unit at St Albans to be used for Majestic's Gift Solutions business.




If you require any agency advice please contact one of our nationwide specialists on 0870 777 6292 or directly, as below:

**Mike Pearce**  
**Russell Smith**  
**Colin Steele**  
**Martin Carey**  
**Angus Irvine**

**Motor Trade & Roadside**  
**Retail & Leisure**  
**Business Space**  
**Investment**  
**Development**

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# New Opportunities on the Market

All of our properties can be viewed on our website [www.rapleys.co.uk](http://www.rapleys.co.uk).



**Motor Dealership Premises**  
 19 Blenheim Road, Epsom KT19 9AP  
 1,845 sq m (19,859 sq ft) on 0.41 Hectare (1.02 Acres)  
**TO LET**  
 Mark Frostick 01480 371456 maf@rapleys.co.uk



**Detached Industrial Units with Parking**  
 Dyffryn Industrial Estate, Newtown SY16 3RD  
 963 sq m (10,371 sq ft) - 1,254 sq m (13,496 sq ft)  
**TO LET**  
 David Byrom 020 7255 8062 dsb@rapleys.co.uk



**Prime Roadside Development Opportunity**  
 Colchester Road, Chelmsford CM2 5PF  
 0.56 Hectare (1.38 Acres)  
**TO LET**  
 Mark Frostick 01480 371456 maf@rapleys.co.uk



**Offices**  
 New Clarence House, Hartlepool TS24 8BX  
 461.52 sq m (4,968 sq ft)  
**TO LET**  
 David Byrom 020 7255 8062 dsb@rapleys.co.uk



**Residential Development Opportunity**  
 107 Tattenham Crescent, Epsom KT18 5PP  
 0.08 Hectare (0.19 Acre)  
**FREEHOLD FOR SALE**  
 Chris Georganas 020 7255 8063 cjc@rapleys.co.uk



**A1/A3 Retail Unit**  
 Unit C & D, Army & Navy, Chelmsford CM2 7GY  
 398 sq m (4,283 sq ft)  
**TO LET**  
 Adam Forster 020 7255 8087 amf@rapleys.co.uk

The comments in this newsletter are for information purposes only. Professional advice should be sought prior to taking any action and Rapleys LLP will not accept responsibility for decisions taken solely on the basis of information contained in this newsletter.



**0870 777 6292**  
[www.rapleys.co.uk](http://www.rapleys.co.uk)

LONDON BRISTOL EDINBURGH HUNTINGDON MANCHESTER