

A photograph of a three-story brick building, likely a regional office, with a blue semi-transparent banner at the top and bottom containing text. The building is a traditional brick structure with multiple windows and a chimney. A sign on the building reads 'BALDWIN'S' and 'REGIONAL OFFICES'. The top banner contains the text 'THE AZETS PORTFOLIO' and the bottom banner contains the text 'Seven regional offices let to Azets Holdings Limited' and 'Ashby-de-la-Zouch | Derby | Llanfyllin | Oswestry | Shrewsbury | Walsall | Welshpool'.

THE AZETS PORTFOLIO

Seven regional offices let to Azets Holdings Limited

Ashby-de-la-Zouch | Derby | Llanfyllin | Oswestry | Shrewsbury | Walsall | Welshpool

Seven regional offices let to Azets Holdings Limited

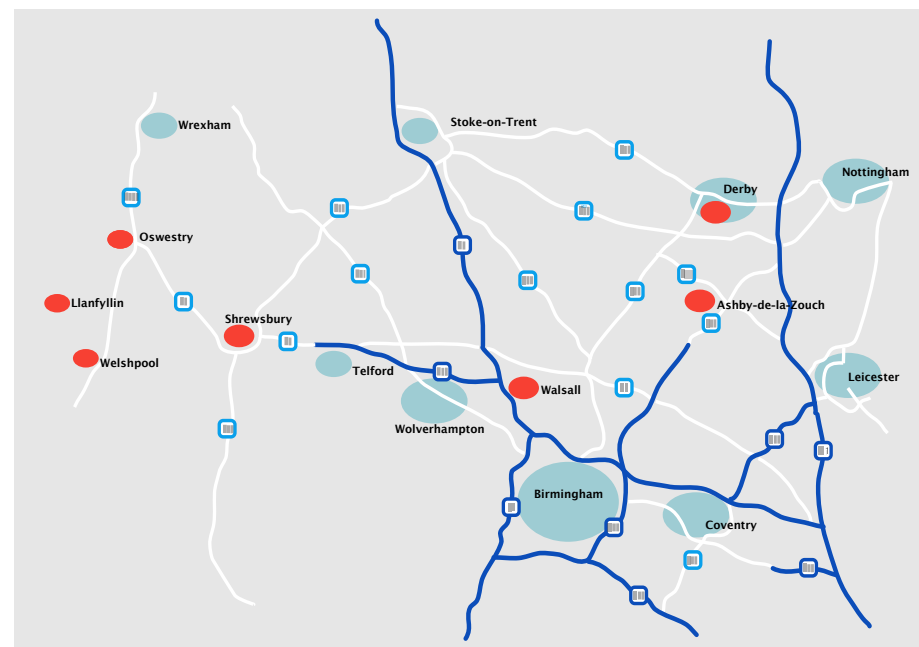
Ashby-de-la-Zouch | Derby | Llanfyllin | Oswestry | Shrewsbury | Walsall | Welshpool

Seven regional offices let to Azets Holdings Limited

Ashby-de-la-Zouch | Derby | Llanfyllin | Oswestry | Shrewsbury | Walsall | Welshpool

Investment Summary

- Seven **freehold** office buildings located across central UK
- Total net internal floor area of approximately **2,986.8 sq m (32,147 sq ft)**
- All let to **Azets Holdings Limited** on individual leases
- Azets Holdings Limited is an international accounting, audit and tax advisory business with over 160 offices and 6,500 employees, and has a Creditsafe rating of **Low Risk**. The company is ranked 9th largest by fee income in the UK
- Total rental income of **£351,792 per annum** representing a conservative average rental of **£10.94 per sq ft overall**
- The average weighted unexpired lease term to expiry is approximately **11.7 years** and **10.6 years** to break options
- Six of the offices are located in mixed commercial and residential areas, which provides opportunities to explore alternative uses in the medium to long term (subject to planning)
- The tenant is not in occupation of the Derby office which has over 12 years unexpired on the lease. This presents a potential short term asset management opportunity
- Offers in excess of **£4,100,000 (Four Million One Hundred Thousand Pounds)**, which reflects a **net initial yield of 8.05%** and a **low capital value of £127.54 per sq ft**, after allowing for usual purchase costs of 6.54%
- The properties are held in a single SPV, so a corporate sale would be considered
- Consideration will also be given to individual sales



Tenancy Schedule

| Address | SQ M | SQ FT | Lease Start | Rent Review (upward only to OMV 5 yearly) | Lease Break | Lease Expiry | Rent PA | Rent Per SQ FT | Comments |
|-----------------------------------------------------------------|----------------|---------------|-------------|-------------------------------------------------|-------------|--------------|-----------------|----------------|----------------------------------------------------------------------------------|
| Unit N Ivanhoe Business Park, Ashby-de-la-Zouch, LE65 2UY | 494.8 | 5,326 | 21/12/18 | 21/12/21 | 21/12/23 | 20/12/28 | £81,792 | £15.36 | TBO subject to 6 months notice. EPC A21. |
| 10/11 St James Court. Larges Street, Derby, DE1 1BT | 555.5 | 5,980 | 21/12/18 | 21/12/21 | N/A | 20/12/33 | £70,000 | £11.71 | Tenant not in occupation. Schedule of Condition. EPC C75. |
| 3 Bridge Street, Llanfyllin, SY22 5AU | 52.7 | 565 | 21/12/18 | 21/12/21 | N/A | 20/12/33 | £2,500 | £4.42 | Schedule of Condition. Grade II Listed. EPC G226. |
| 5-7 Beatrice Street, Oswestry, SY11 5QE | 331.6 | 3,569 | 21/12/18 | 21/12/21 | N/A | 20/12/33 | £20,000 | £5.60 | Tenant recently invested over £100,000. Schedule of Condition. EPC D78. |
| Column House, London Road, Shrewsbury, SY2 6NN | 739.5 | 7,960 | 21/12/18 | 21/12/21 | N/A | 20/12/33 | £80,000 | £10.05 | Schedule of Condition. EPC D76. |
| 59 Lichfield Street, Walsall, WS4 2BX | 540.7 | 5,820 | 21/12/18 | 21/12/21 | N/A | 20/12/33 | £85,000 | £14.60 | Schedule of Condition. EPC C74. |
| Stone House, 17 High Street, Welshpool, SY21 7JP | 272.0 | 2,927 | 21/12/18 | 21/12/21 | N/A | 20/12/33 | £12,500 | £4.27 | Schedule of Condition. Grade II Listed. EPC D92 |
| Total | 2,986.8 | 32,147 | | | | | £351,792 | £10.94 | |

*Net internal floor areas.

Unit N Ivanhoe Business Park, Ashby-de-la-Zouch, LE65 2UY

Location & Situation

Ashby-de-la-Zouch is located at the heart of the East Midlands, approximately 15 miles south of Derby, 22 miles south west of Nottingham and 18 miles north west of Leicester.

The town is 9 miles south of East Midlands Airport, and lies adjacent to the A42 which links to the M1 to the north east and the M42 to the south west.

Ivanhoe Business Park is a 29-acre modern commercial development comprising office, industrial and warehouse space. It is accessed from the A511 which provides direct link to the A42.

Description

The property comprises a two-storey office of steel framed construction with brickwork elevations incorporating mirror cladding panels, beneath a mono pitched roof.

The general specification includes:

- Mix of cellular and open plan offices
- Mezzanine office/store accessed from the first floor
- Air conditioning
- LED lighting
- Carpeted raised access floors
- WCs and kitchenettes on both floors
- 24 car parking spaces



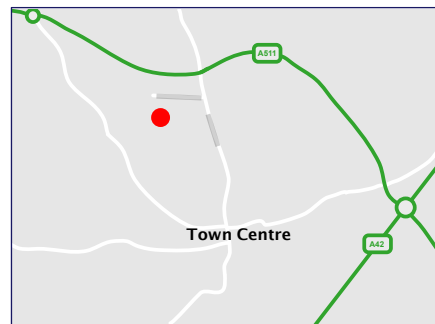
Floor Areas

The property provides the following net internal areas:

| Floor | Sq M | Sq Ft |
|--------------|--------------|--------------|
| Ground | 219.2 | 2,359 |
| First | 207.7 | 2,236 |
| Mezzanine | 67.9 | 731 |
| Total | 494.8 | 5,326 |

Tenure

We understand that the property is freehold, subject to an estate service charge of £1,625 per annum.



10/11 St James Court, Larges Street, Derby, DE1 1BT

Location & Situation

Derby is a key city in the East Midlands and is located approximately 15 miles west of Nottingham and 30 miles north of Leicester.

Derby is located 7 miles west of J25 of the M1 with the A52 providing a direct link. It is also served by the A38 which provides a direct route to Birmingham to the south and intersects with the A50 which links J24A of the M1 to J15 of the M6. Derby railway station provides services to London St Pancras as well as regular local and regional connections.

The property is situated fronting Larges Street, off the A52 Friar Gate, at the western edge of the city centre. It is an established office location, with the wider area turning into residential.

Description

The property comprises a three-storey end-terrace office with brickwork elevations beneath a pitched roof.

The tenant is not in occupation and office requires refurbishment to relet. The general specification includes:

- Mix of cellular and open plan offices
- Carpeted floors and perimeter trunking
- Suspending ceiling with recessed air conditioning and lighting
- WCs and kitchenette
- 14 car parking spaces



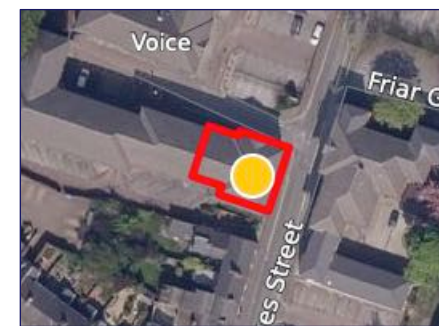
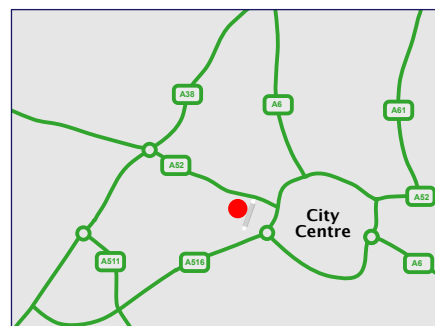
Floor Areas

The property provides the following net internal areas:

| Floor | Sq M | Sq Ft |
|--------------|--------------|--------------|
| Ground | 183.9 | 1,980 |
| First | 179.3 | 1,930 |
| Second | 192.3 | 2,070 |
| Total | 555.5 | 5,980 |

Tenure

We understand that the property freehold with a right use 14 car parking spaces, and is subject to an estate service charge of £3,800 per annum.



3 Bridge Street, Llanfyllin, SY22 5AU

Location & Situation

Llanfyllin is a small market town located in Powys, Wales. The town is located approximately 14 miles south west of Oswestry and 12 miles north west of Welshpool.

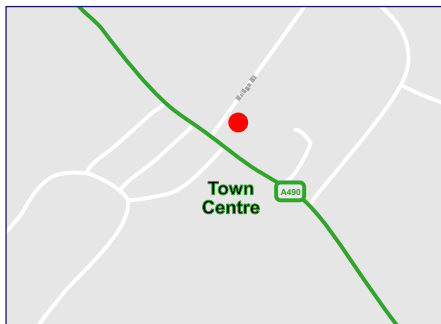
The property is situated on Bridge Street, off High Street, which is the main commercial location within the town. High Street provides numerous independent convenience retailers, bars, cafes, takeaways, restaurants and hotels.

Description

The property comprises a grade II listed three-storey terrace building of brick construction beneath a pitched roof.

The ground floor provides an office reception and kitchen. The upper floors are accessed via a staircase and provide WC and office/storage space.

The property is used on a temporary basis to meet clients from the local area.



Floor Areas

The property provides the following net internal areas:

| Floor | Sq M | Sq Ft |
|--------------|-------------|------------|
| Ground | 23.0 | 244 |
| First | 15.5 | 168 |
| Second | 14.2 | 153 |
| Total | 52.7 | 565 |

Tenure

We understand that the property is freehold.



5-7 Beatrice Street, Oswestry, SY11 5QE

Location & Situation

Oswestry is an attractive market town located in the county of Shropshire. The town lies approximately 15 miles south of Wrexham, 15 miles north of Welshpool and 18 miles west of Shrewsbury.

The town benefits from excellent road connections with the A5 providing direct access to Shrewsbury and the M54. The A483 also provides a direct route north to Wrexham and Chester, and south to Welshpool.

The property is located on Beatrice Street within the town centre. The immediate area is predominantly commercial comprising independent retailers, cafes, gift/clothing shops and barbers/hair salons. It is also within a five minute walk from the main shopping area which is home to well known national retailers.

Description

The property comprises a two-storey office building of brick construction.

The ground floor provides a mixture of reception, meeting rooms, storage space, WCs and kitchenette. The first floor provides cellular offices at the front and an open plan office at the rear. The tenant recently invested over £100,000 in refurbishing the property to provide new double glazing, central heating, electrics and redecoration throughout the office space.

At the rear of the property is a yard for parking and garages (approximately 135.5 sq m (1,459 sq ft) used for storage).



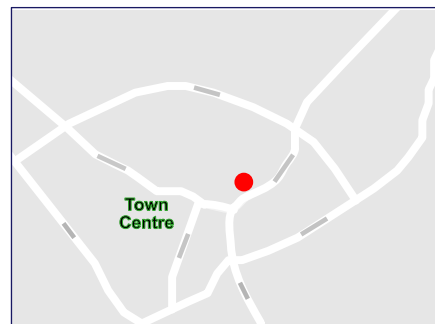
Floor Areas

The property provides the following net internal areas:

| Floor | Sq M | Sq Ft |
|--------------|--------------|--------------|
| Ground | 160.9 | 1,732 |
| First | 170.7 | 1,837 |
| Total | 331.6 | 3,569 |

Tenure

We understand that the property is freehold.



Column House, London Road, Shrewsbury, SY2 6NN

Location & Situation

Shrewsbury is an attractive and historic market town, and the cultural and retail centre for Shropshire. The town is located approximately 45 miles north west of Birmingham, 41 miles south of Chester and 15 miles west of Telford.

The town benefits from excellent road connections, with the A5 ring road linking directly to the M54. Shrewsbury railway station provides direct services to London Euston and Birmingham New Street.

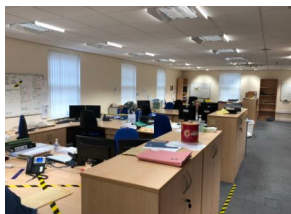
The property is prominently located at the edge of the town centre fronting the A5064 London Road and the Column roundabout. The surrounding area is mixed commercial and residential.

Description

The property comprises an attractive three-storey office building with brick elevations beneath a pitched roof. There is a detached two-storey coach house which provides further office space.

The general specification includes:

- Mix of cellular and open plan offices
- Carpeted floors, suspended ceilings, air conditioning and recessed lighting
- WC and kitchenettes on both floors
- 29 car parking spaces

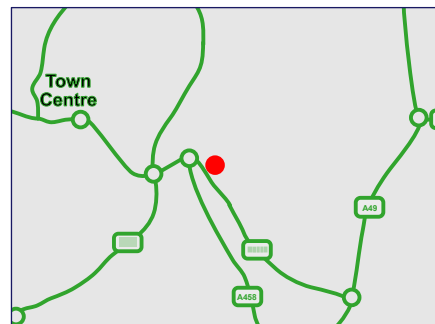


Floor Areas

The property provides the following net internal areas:

| Floor | Sq M | Sq Ft |
|--------------|--------------|--------------|
| Basement | 27.9 | 300 |
| Ground | 293.0 | 3,154 |
| First | 259.5 | 2,793 |
| Second | 73.7 | 793 |
| Coach House | 85.5 | 920 |
| Total | 739.6 | 7,960 |

Tenure We understand that the property is freehold.



59 Lichfield Street, Walsall, WS4 2BX

Location & Situation

Walsall is a market town located approximately 10 miles north of Birmingham and 8 miles east of Wolverhampton. It has excellent road connections with direct access to J10 and J11 of the M6.

The property is prominently located fronting the A461 Lichfield Road at the northern edge of the town centre. It is situated adjacent to Queen Mary's High School (a selective girls school) and is opposite Hatherton Lake.

Vehicle access is via Upper Forster Street at the rear of the property.

Description

The property comprises a three-storey Victorian building that was extended in the 1990s and in 2017. It has brickwork elevations with a pitched tiled roof.

The general specification includes:

- Mix of cellular and open plan offices
- Carpeted with perimeter trunking, suspended ceilings, air conditioning, and LED lighting
- WCs and kitchenettes
- Flexibility to be divided into three self-contained units
- Single storey garage/store
- 24 car parking spaces (up to approximately 38 if double parked)



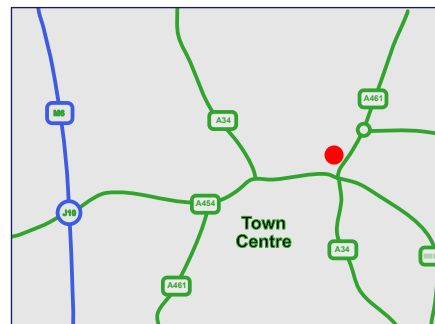
Floor Areas

The property provides the following net internal areas:

| Floor | Sq M | Sq Ft |
|--------------|--------------|--------------|
| Ground | 207.6 | 2,235 |
| First | 254.5 | 2,739 |
| Second | 78.6 | 846 |
| Total | 540.7 | 5,820 |

Tenure

We understand that the property is freehold.



Stone House, 17 High Street, Welshpool, SY21 7JP

Location & Situation

Welshpool is a market town located in Powys, approximately 4 miles west of the England/Wales border. The town is located 20 miles west of Shrewsbury, 15 miles south of Oswestry, and 14 miles north of Newtown.

The town has excellent road connections with the A458 providing a direct route to Shrewsbury to the east, and the A483 providing a direct route to Oswestry to the north and Newtown to the south.

The property is prominently located fronting the A458 High Street. The immediate area is predominantly a mixture of small commercial and residential uses.

Description

The property comprises a grade II listed mid-19th century three-storey terrace building of stone construction beneath a pitched tiled roof.

The ground floor provides a reception, customer waiting areas, kitchenette and WC facilities. Stairs provide access to a basement store and the upper floors which comprise cellular offices, stores and WCs.

The accommodation is mostly carpeted with painted plastered walls and ceilings, perimeter trunking and strip lighting.

There is a large garden with off-road parking (approximately 10 vehicles), and stone garages at the rear which is accessed off Chelsea Lane.

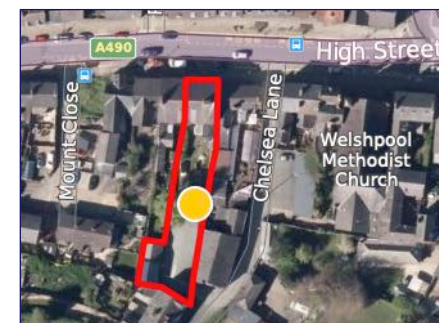
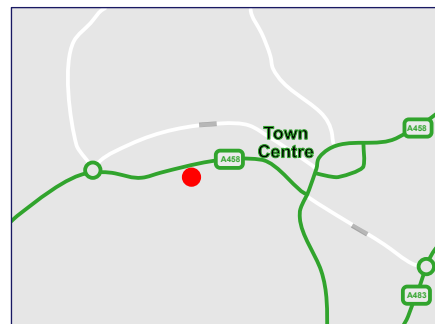


Floor Areas

The property provides the following net internal areas:

| Floor | Sq M | Sq Ft |
|---------------------|--------------|--------------|
| Basement | 32.1 | 345 |
| Ground | 67.4 | 726 |
| First | 61.6 | 663 |
| Second | 60.7 | 653 |
| Garage/Store | 50.2 | 540 |
| Total | 272.0 | 2,927 |

Tenure We understand that the property is freehold.



Tenant

Azets Holdings Limited (06365189) is an international accounting, tax, audit, advisory and business services company. It has 160 offices across the UK, Denmark, Finland, Norway, and Sweden and employs over 6,500 staff. The company is ranked 9th largest by turnover in the UK (Accountancy Age).

The company has a Creditsafe rating of 61 representing “Low Risk”. For the financial year ending 30 June 2019 the company reported a turnover of £67.34 million, pre-tax losses of £10.16 million with shareholders funds of £34.41 million.

Turnover increased by £63.2 million from the previous year, largely as a result of company acquisitions. The company acquired 11 accountancy practices to provide accountancy and taxation services in the UK.

Prior to 30 June 2017, the company acted as a holding company for the Baldwins group of companies. Subsequent to the year end, on 1 July 2019, the trade and assets of the majority of the company’s subsidiaries were transferred to the company, and the company became the main trading entity for the Baldwins group of companies.

The accounts state that the operating loss for 2019 reflects the investment in the expansion and restructuring of the company. After adjustments for goodwill amortisation and exceptional items it reported an operating profit of £3 million.

Asset Management

The portfolio has a long average weighted unexpired lease term, but the tenant is reviewing its portfolio, which could present some opportunities to extract additional value.

Derby - explore the potential for conversion to residential use, and if viable negotiate a surrender of the current lease.

Ashby-de-la-Zouch - explore the potential to remove the break option and extend the term certain, or take the office back and let to a new tenant on more favourable terms.

The portfolio also has the potential to be broken-up into smaller individual asset sales, which are potentially ideal lot sizes for local private investors.

VAT

We understand the properties are elected for VAT and it is anticipated the portfolio can be sold by way of a TOGC.

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of ID and confirmation of source of funding will be required from the purchaser.

Proposal

We are seeking offers in excess of **£4,100,000 (Four Million One Hundred Thousand Pounds)**, which reflects a **net initial yield of 8.05%** and a **low capital value of £127.94 per sq ft**, after allowing for usual purchase costs of 6.54%.

SPV

The properties are held by Baldwins Property Holdings Limited (09898666). They are the only assets held by the company and therefore a sale of the company will be considered.

Individual Sales

Our client will also consider individual sales.

Misrepresentation clause: Alstonefield Real Estate acting for themselves and for the vendors or lessors of this property whose agents are given notice that: 1) the particulars are set out as a general outline for the guidance of the purchasers and do not constitute part of an offer or contract; 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and the details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3) no person in employment of Alstonefield Real Estate has any authority to make or give representation or warranty in relation to this property; 4) all rentals and prices are exclusive of VAT; 6) all plans and maps provided within the particulars are for identification purposes only. Feb 2021.

Further Information

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