



STOCKPORT

Dreams

GREAT PORTWOOD STREET, SK1 2AS



STRATEGICALLY LOCATED RETAIL WAREHOUSE PARK INVESTMENT IN NORTH WEST ENGLAND

 Rosebury
Real Estate



INVESTMENT SUMMARY

- **Stockport** forms part of the **Greater Manchester area** and is located approximately **7 miles south-east of Manchester city centre**
- The town **benefits from excellent transport communications** as it is **situated immediately to the south of the M60 motorway**
- **10 minute drive time population** of approximately **200,000 people** rising to over **1.28 million people** within **20 minutes**
- **Stockport** is currently undergoing the **largest town centre regeneration in the UK** that involves **new homes, infrastructure, public spaces**, and the **revitalisation of historic buildings**
- **Prominently situated retail park** in a **highly accessible and visible location** between the **M60** immediately to the north and **A560** to the south.
- Immediately adjacent to **The Peel Centre** which provides over **332,000 sq ft** of retail warehouse accommodation anchored by **M&S, The Range, TK Maxx, Currys and Dunelm**.
- **2-unit retail warehouse scheme** providing approximately **18,500 sq ft**
- Fully let to the **substantial covenants of B&M and Dreams**
- **Attractive WAULT** of **5.4 years** to expiry
- Total passing rent of **£271,101 per annum** equating to an **affordable average rent of £14.69 per sq ft**.
- **Virtual Freehold**.



PROPOSAL

SEEKING OFFERS IN EXCESS OF

£3,180,000

(THREE MILLION ONE HUNDRED AND EIGHTY THOUSAND POUNDS)

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT FOR THE FREEHOLD INTEREST.

A PURCHASE AT THIS LEVEL WOULD REFLECT A **NET INITIAL YIELD OF 8.00%** ASSUMING PURCHASER'S COSTS OF ACQUISITION AT 6.47%.

LOCATION

Stockport forms part of the Greater Manchester area and is located in the north-west of England approximately 7 miles south-east of Manchester city centre, 32 miles west of Sheffield and 38 miles east of Liverpool.



The town **benefits from excellent transport communications** as it is situated immediately to the **south of the M60 motorway** which forms part of Manchester’s ring road. The M60 also provides direct access to the **M6** and the wider national motorway network.



Rail services run direct to Manchester Piccadilly station and to London Euston. The fastest journey time to **London Euston** is **1 hour 55 minutes** and to **Manchester Piccadilly** it is **12 minutes**.



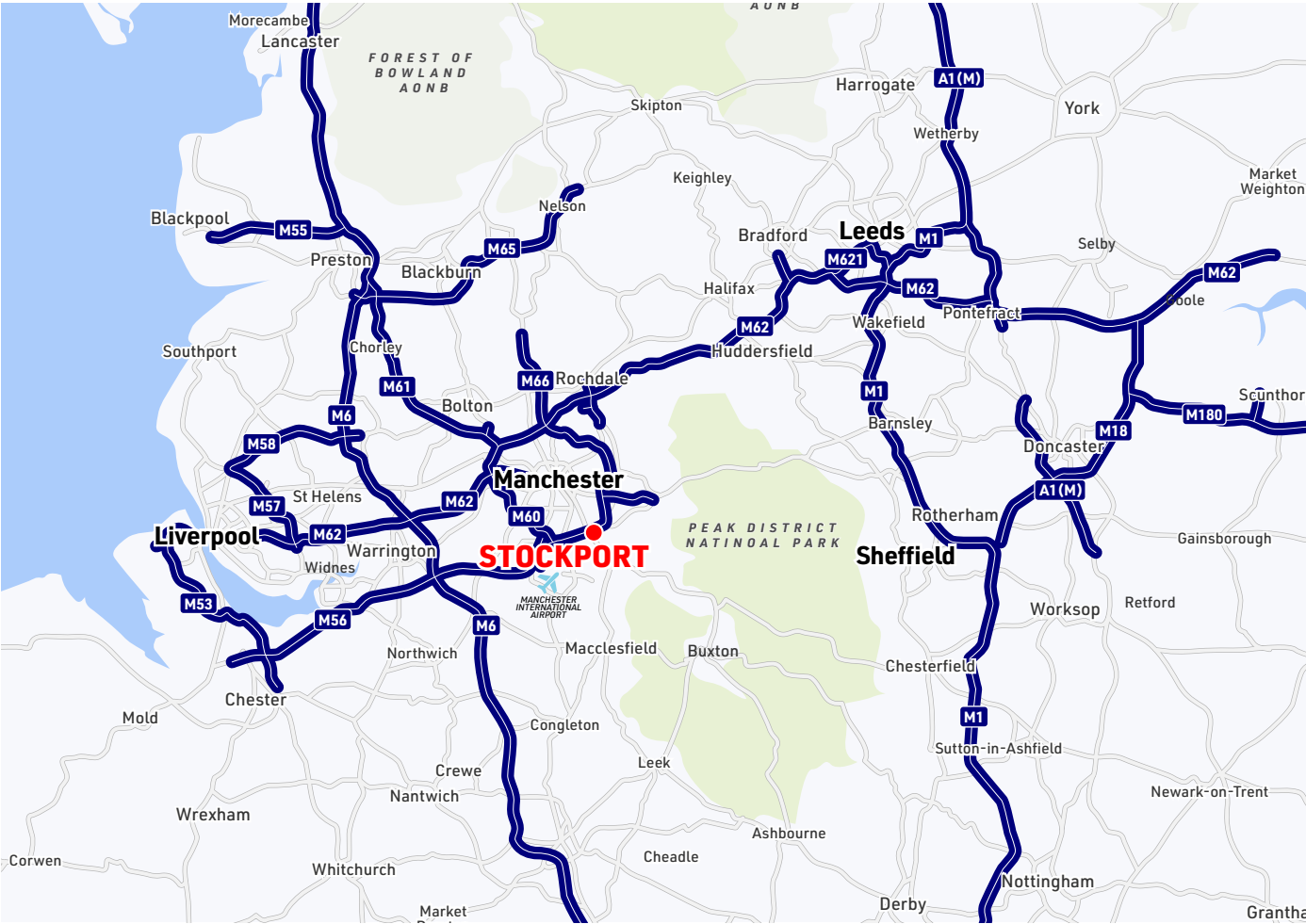
Stockport is located approximately **9 miles north-east of Manchester Airport** which provides flights to both domestic and international destinations.

BY CAR

Stockport	1.5 miles	7 minutes
Manchester Airport	7.8 miles	9 minutes
Manchester	11.2 miles	26 minutes
Liverpool	42 miles	55 minutes
Leeds	52 miles	57 minutes
Sheffield	36.4 miles	1 hour 17 minutes

BY TRAIN

Manchester Picadilly	12 minutes
London Euston	1 hour 55 minutes



DEMOGRAPHICS

The Metropolitan Borough of Stockport offers a large and affluent catchment attracted by the excellent transport connections, affordable housing, access to green spaces and is often hailed as the best place to live in the North West.



13.9%
DOMESTIC SUCCESS
within 10 minutes
UK Average 10.4%



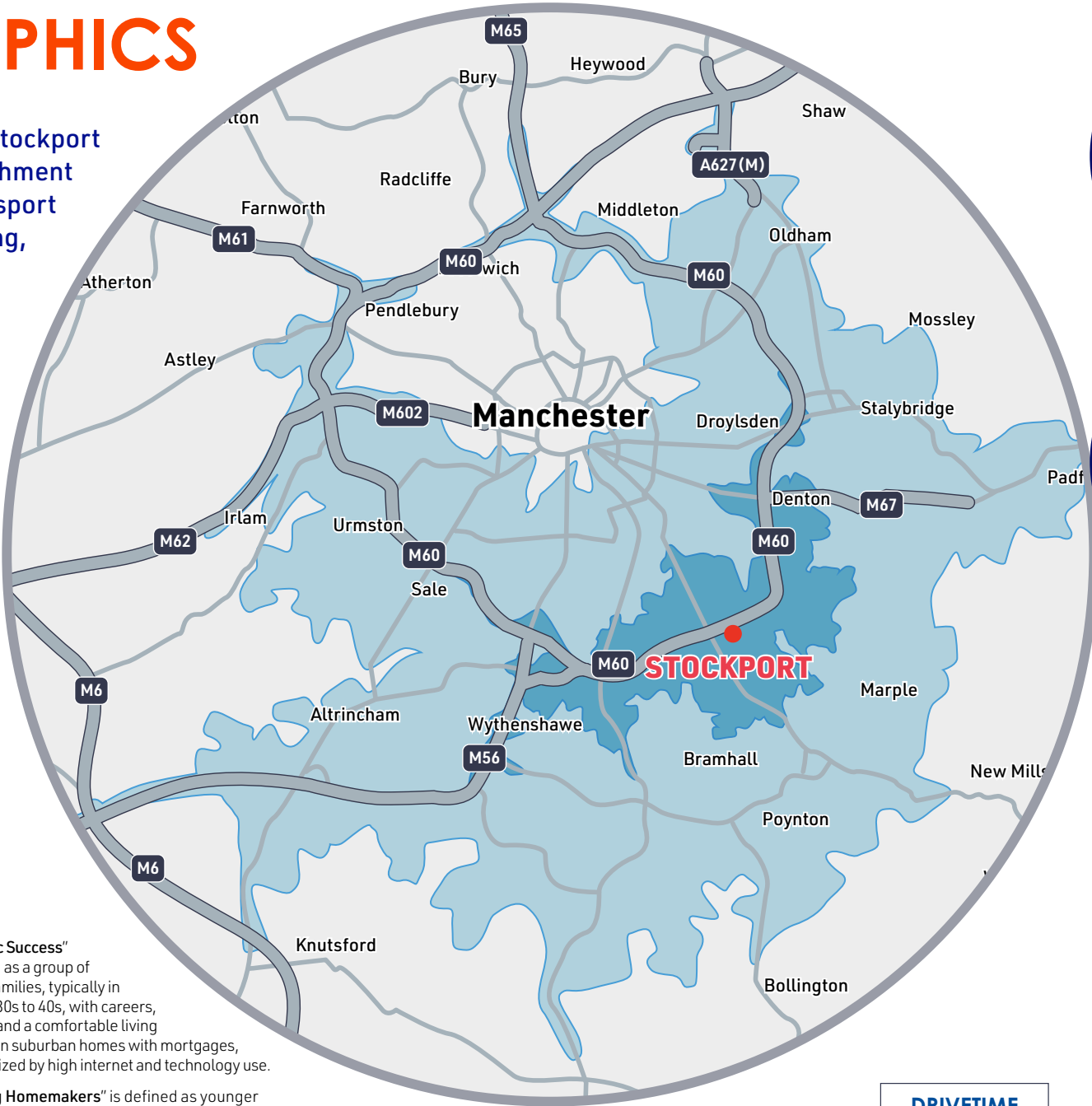
13.6%
ASPIRING
HOMEMAKERS
within 10 minutes
UK Average 9.4%



80.6%
ECONOMICALLY
ACTIVE
within 10 minutes
UK Average 77.5%

"Domestic Success"
is defined as a group of thriving families, typically in their late 30s to 40s, with careers, children, and a comfortable living standard in suburban homes with mortgages, characterized by high internet and technology use.

"Aspiring Homemakers" is defined as younger households and families settling into homes they can afford, prioritizing budget and location to achieve their housing goals. They are typically in full-time employment, often first-time buyers or young couples/singles setting up home.





202,159
10-MINUTE
DRIVETIME
POPULATION



1,281,523
20-MINUTE
DRIVETIME
POPULATION



53.3%
AB & C1
the most affluent Social
Grades within 20 minutes
UK Average - 53.4%

(Source: Experian)

STOCKPORT'S REGENERATION

Stockport is currently undergoing a massive, multi-faceted regeneration program driven by the Stockport Mayoral Development Corporation (MDC). The scheme is the largest town centre regeneration in the UK and involves significant investment in new homes, infrastructure, public spaces, and the revitalisation of historic buildings.

Key regeneration projects and plans include:

STOCKPORT TOWN CENTRE WEST

- **Expansion of the MDC:** In September 2025, the MDC was cleared to expand its boundary across the entire town centre, growing from 130 acres to 410 acres. This expansion allows the MDC to supercharge development and increase its housing target.
- **Housing developments:** Several major residential projects are already underway or complete:
 - **Weir Mill:** This historic mill is being transformed into a new neighbourhood with 253 apartments, green spaces, and leisure areas. Completion is expected in spring 2026.
 - **Stockport 8:** Construction is planned for 1,200 new sustainable homes in the new Stockport 8 neighbourhood, along with new public squares.
 - **Platform:** This development offers 73 apartments for rent-to-buy.
 - **Chestergate:** A new development is underway to provide more affordable and social rent homes.
- **Stockport Interchange:** The new state-of-the-art bus station and transport hub is now complete, featuring a two-acre public park on its roof.

STOCKPORT TOWN CENTRE EAST

- **Strategic Regeneration Framework (SRF):** A 15-year plan was launched in September 2025 to transform the eastern part of the town centre into vibrant, sustainable neighbourhoods.
- **New neighbourhoods:** The framework outlines plans for three new areas:
 - **Goyt Riverside:** A community featuring riverside homes and parkland.
 - **Civic and Historic Heart:** Regeneration around Piccadilly that will blend historic features with new homes.
 - **Hillgate:** A green, connected neighbourhood centred around Hempshaw Brook.
- **New amenities:** The SRF proposes new infrastructure to support the growing population, including a new secondary school, a health hub, and additional green spaces, including a riverside park.
- **Demolition and construction:** Phase one of a major scheme received approval in August 2025 to demolish the Stagecoach bus depot and build 435 homes for private rent. The full project aims to deliver over 1,300 homes in this area.

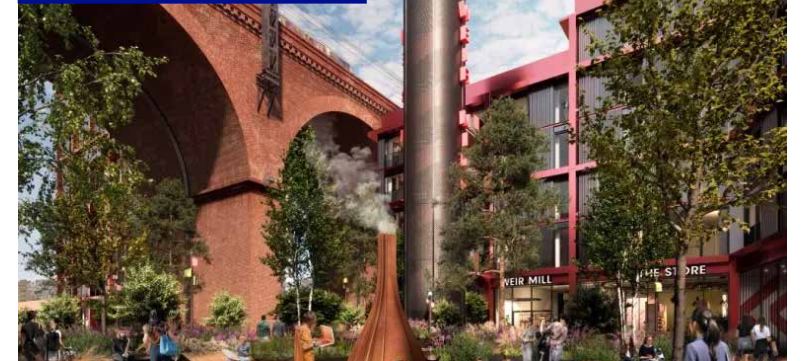
STOCKPORT 8 TOWN CENTRE NEIGHBOURHOOD



STOCKPORT INTERCHANGE



WEIR-MILL WEST COURTYARD



SITUATION

The subject property is prominently situated in a highly accessible and visible location "sandwiched" between the M60 immediately to the north and A560 to the south.

The property occupies a regular shaped site bounded by Marshall Street to the west, Great Portwood Street (A560) to the south and Peter Street to the east.

Immediately adjacent to the subject property is The Peel Centre which provides over 332,000 sq ft of retail warehouse accommodation anchored by M & S, The Range, TK Maxx, Currys and Dunelm.

To the west of The Peel Centre is an Asda food store and to the north of the subject property on the other side of the M60 is a large Tesco Extra.



STOCKPORT RETAIL WAREHOUSE PROVISION

The subject property is situated at the "core" of Stockport's retail warehouse provision.

Out of town competition for the immediate area includes:

SUBJECT PROPERTY

STOCKPORT RETAIL PARK

- This is situated immediately adjacent and comprises 322,000 sq ft of retail warehouse accommodation across 17 units and 3 restaurant units. Occupiers include DFS, Sofology, Currys, The Range, Home Bargains, Dunelm, Superdrug (new letting), M&S (new letting), T K Maxx, Bensons for Beds, New Look, Hobbycraft, Smyths Toys, Boots, Argos, Costa, Tim Hortons and KFC. Rents for units ranging from 6,000 sq ft to 10,000 sq ft have recently achieved £25.00 per sq ft.

DECATHLON AND B&Q

- This 2-unit scheme is located a short distance to the north of the subject property and is accessed via Junction 1 of the M60. Decathlon "owner occupy" its unit of 55,000 sq ft whereas B&Q occupy a retail warehouse unit of 108,750 sq ft at a current rent reflecting £15.50 per sq ft.

PETS AT HOME / PURE GYM

- Further to the west of the above units, there is a 2 unit scheme owned by Threadneedle with Pets occupying 18,478 sq ft and PureGym occupying 11,500 sq ft. Top rent is c. £15.75 per sq ft.

PORTWOOD COURT

- Immediately opposite the subject property and provides 3 units (c. 8,189 sq ft in total) let to Starbucks, German Doner Kebab and Flooring Superstore. The top rent is £26.50 per sq ft.



DESCRIPTION

The subject property comprises a 2-unit retail park totalling 18,458 sq ft that was originally constructed in 1990's. The units are of steel portal frame construction with part brick, part profiled sheet clad elevations and some glazing.

Car parking is provided to the front of the units with approximately 52 car parking spaces. Servicing is to the rear and is accessed via Peter Street.

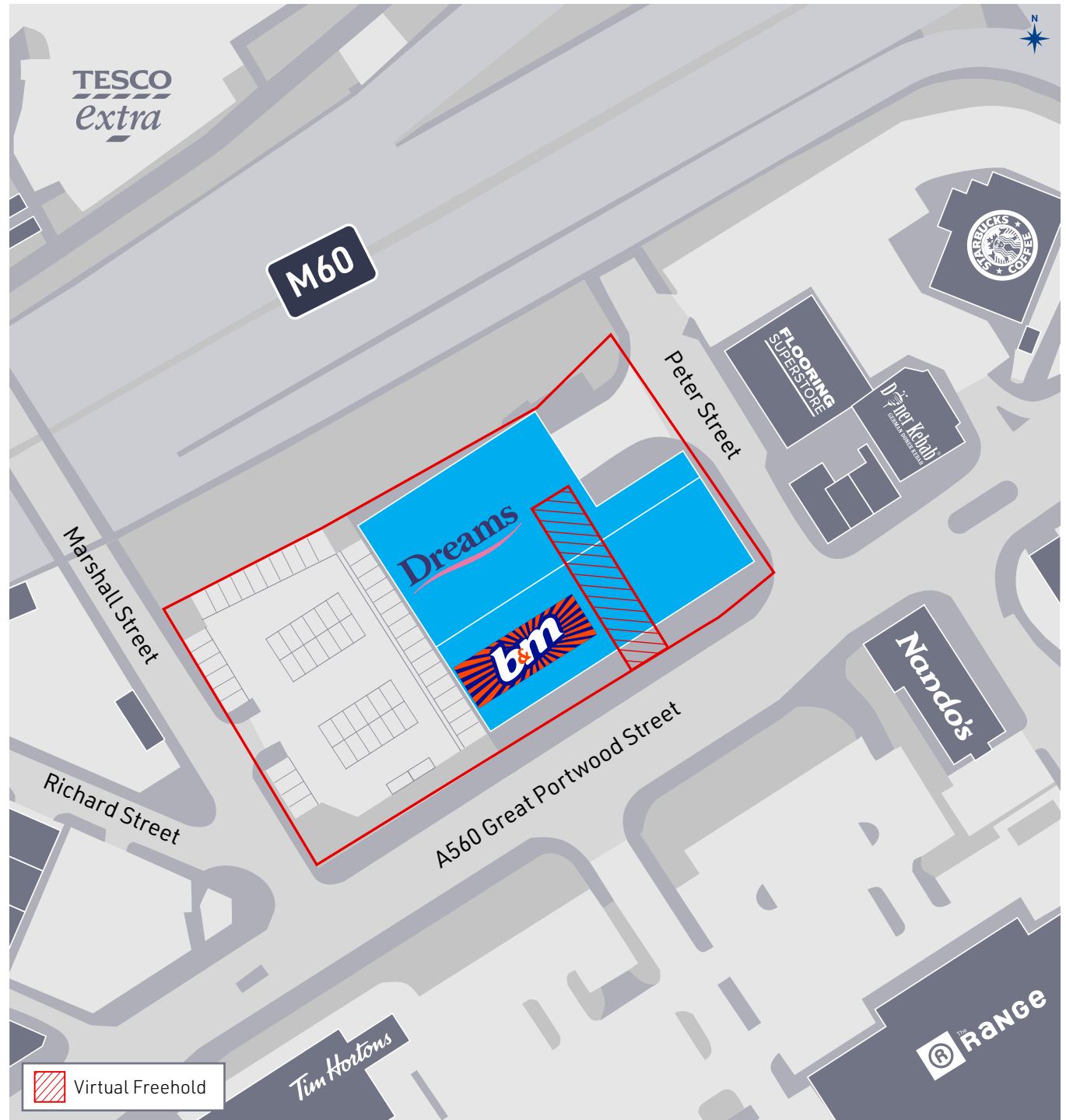
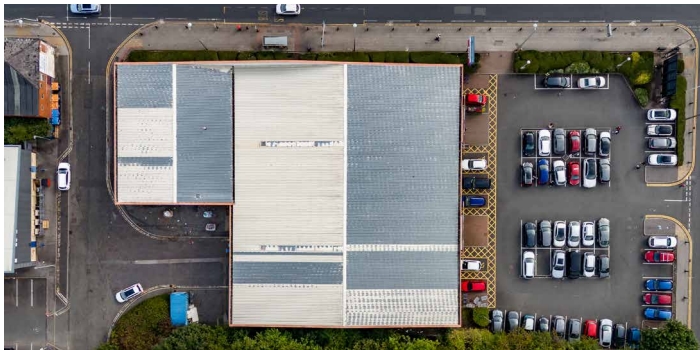
PLANNING

The subject property benefits from a Class E planning consent allowing for the sale of non-food items.

Further details available upon request.

TENURE

The majority of the subject property is held **freehold**. There is a small section of the site (outlined hatched red on the adjacent site plan) that is held long leasehold for a term of **5,000 years** from 1832 (i.e. virtual freehold). Further details upon request. The total site area is approximately **1.121 acres** (0.45 ha) giving a site cover of approximately **38%**.



TENANCIES



The subject property is let as follows:

Unit	Tenant	Area (sq ft)	Lease Start	Term (years)	Expiry Date	Unexpired Term (years)	Break Option	Next Rent Review	Current Rent (£ pa)	Current Rent (£ psf)	% of Total Current Income	EPC	Comments
1	B&M Retail Limited	10,043	25/04/2024	5	24/04/2029	3.26	25/04/2027	-	£140,600	£14.00	52%	B40	Lease re-gearred in 2024. Service charge cap of £23,866.40 pa subject to annual CPI increases. No shortfall.
2	Dreams Limited	8,415	05/10/2023	10	04/10/2033	7.70	05/10/2028	05/10/2028	£130,500	£15.51	48%	C54	Lease re-gearred in 2023. 6 months' rent penalty if break exercised. Floor area excludes tenant's mezzanine of approximately 1,863 sq ft.
Hoarding	Bauer Media Outdoor UK Ltd	-	12/09/1997	99	11/09/2096	70.64	-	-	£1	-	0%		Advertising hoarding
		18,458							£271,101	£14.69	100%		

The current WAULT is an attractive above average **5.4 years** to lease expiry and **2.0 years** to the earlier of break or expiry.



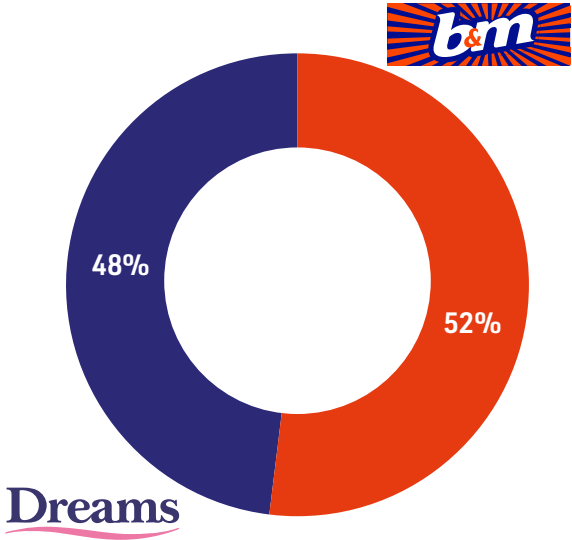
INCOME PROFILE & SECURITY

B & M RETAIL LIMITED – 52% OF THE INCOME

B&M was established in 1978 and is now the UK’s leading variety retailer, with over 700 stores, employing over 35,000 members of staff. B&M offers leading brand names sourced directly from suppliers, selling at discounted prices. The brand attracts over 4 million customers each week.

Company accounts for the last 3 years are as follows:

Year Ending	Sale Turnover (£000’s)	Pre-Tax Profit (£000’s)	Net Worth (£000’s)
29/03/2025	£4,489,000	£448,000	£623,000
30/03/2024	£4,417,000	£475,000	£614,000
25/03/2023	£4,073,000	£430,000	£595,000



ESTIMATED RENTAL VALUE

The current average rent (£14.69 per sq ft) reflects favourably and is at a discount with the competing schemes in the immediate vicinity. On the adjacent Peel Centre, Superdrug acquired Unit 5b (10,188 sq ft) in March 2024 on a new 10-year lease with 5-year tenant only break at a rent of £25.00 per sq ft. In addition to this letting, Boots extended its lease by 5 years in October 2024 on Unit 1c (6,880 sq ft) at a rent of £25.00 per sq ft.

Furthermore, there are no voids on these competing schemes which could lead to positive rental growth prospects.

DREAMS LIMITED – 48% OF THE INCOME

Dreams is a UK based bed retailer and manufacturer specialising in beds, mattresses, bedroom furniture and bed linen. The first Dreams store was opened in 1987 and today there are over 200 stores nationwide. The company was acquired by Tempur Sealy (now known as Somnigroup International – a global leader in sleeping products) in 2021 for £340 million.

Company accounts for the last 3 years are as follows:

Year Ending	Sale Turnover (£000’s)	Pre-Tax Profit (£000’s)	Net Worth (£000’s)
24/12/2024	£412,532	£47,019	(£2,536)
24/12/2023	£395,440	£49,376	£10,963
24/12/2022	£387,000	£50,094	£31,120



FURTHER INFORMATION

VAT

The subject has been elected for the purpose of VAT and it is anticipated that the sale will be treated as a 'Transfer of a Going Concern'.

ENVIRONMENTAL

A Vendor's Survey Report has been undertaken CBRE (ESG Consultancy) which concludes that the site has a **"low to medium" risk** of the site currently attracting the attention of the regulatory authorities or representing a significant risk to identified receptors and a **'low' risk** of flooding. Copies of the report are available upon request.

SERVICE CHARGE

A low service charge of £1.51 per sq ft. The latest service charge budget and previous years' accounts are available on request.

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