

PRESS RELEASE



24th June 2014

Saffron Walden Laura Ashley investment sale

MP Real Estate, acting on behalf of Metropole Investment LLP, have sold a prime retail investment in Saffron Walden.

Trevax House, 10 Hill Street, is let to Laura Ashley until January 2029 at a rent of £87,328 per annum. The international and multi-channel retailer of furniture, home accessories, decorating and fashion products trades from ground and first floor in this modern unit constructed in 2008.

Saffron Walden is a busy and attractive historic market town in North Essex, close to the Cambridgeshire border.

The investment has been sold to a private family trust for £1,266,000, reflecting a net initial yield of 6.50%.

Andrew McGahey of MP Real Estate commented "The investment generated a high level of interest, principally from family trust and private investors, attracted by the long lease term, modern retail unit and strong covenant. We have seen a significant increase in the number of private investors looking to invest in commercial property as a result of the attractive returns offered and solid asset base"

The purchaser was represented by Lambert Smith Hampton.

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