



# OCTANE PORTFOLIO

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A PORTFOLIO OF FIVE WELL-SECURED  
AUTOMOTIVE ASSETS

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A unique opportunity to acquire a portfolio of five automotive assets located in Jersey, Guernsey, Isle of Wight and Isle of Man secured against the strong covenant of Van Mossel for a term of 15 years (without break) with 3-yearly index-linked rent reviews

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# THE OPPORTUNITY

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## OVERVIEW

A **unique opportunity** to acquire a portfolio of five automotive assets located in Jersey, Guernsey, Isle of Wight and Isle of Man.

- All properties are single let to (or guaranteed by) Van Mossel Automotive Group B.V., **a leading automotive group in Europe** who reported revenues of €2.8bn in 2022.
- **Let on 15-year lease terms** without break benefitting from **3-yearly indexed linked rent reviews** subject to a cap of 3% per annum.
- The properties are operated by Jacksons, a well-respected car dealership trading for over 70 years, representing premium brands including Bentley, Aston Martin and Porsche.
- Each property benefits from a **prominent position** in their respective market, some with **future alternative use potential**, subject to planning.
- Total accommodation of 204,145 sq ft.
- **Total income of £3,656,380 per annum** reflecting an overall rent of £17.91 per sq ft.
- A portfolio of this scale, quality and long-term income profile will remain a **rare commodity**.

## PROPOSAL

**Offers are invited for the portfolio or for individual assets, subject to contract and exclusive of VAT.**

**ASSETS**

5

**TERM  
CERTAIN  
15 YEARS**

**RENT  
REVIEWS  
INDEX-  
LINKED**

**2022  
REVENUE  
€2.8BN**



## JERSEY

1

Jacksons, La Rue Fondon, St Peter, Jersey JE3 7BF

## JERSEY

2

Motor Mall, La Grande Route de St Jean, Jersey JE1 3US

## GUERNSEY

3

Jacksons, Airport Forecourt, Guernsey GY8 0DD

## ISLE OF WIGHT

4

Esplanade, Airfield Way, Cowes, Isle of Wight PO31 8BF

## ISLE OF MAN

5

Jacksons, Eden Business Park, Cooil Road, Braddan, Isle of Man IM4 2AZ

# Tenancy Profile



	PROPERTY	TENANT	GIA	LEASE TERMS <sup>3</sup>	RENT REVIEW BASIS <sup>4</sup>	RENT (£ PA)	RENT (£ PSF)	TENURE
1	Jacksons, La Rue Fondon, St Peter, Jersey JE3 7BF	Van Mossel Automotive Group B.V.	55,827 <sup>1</sup>	15 years from 11 Aug 2023	3-yearly index-linked	£1,200,500	£21.50	Freehold
2	Motor Mall, La Grande Route de St Jean, Jersey JE1 3US	Van Mossel Automotive Group B.V.	34,327 <sup>2</sup>	15 years from 11 Aug 2023	3-yearly index-linked	£577,500	£16.82	Freehold
3A	Jacksons, Airport Forecourt, Guernsey GY8 0DD	Van Mossel Automotive Group B.V.	27,607	15 years from 11 Aug 2023	3-yearly index-linked	£490,000	£17.75	Freehold
3B	Jacksons, Airport Open Land, Guernsey GY8 0DD	Van Mossel Automotive Group B.V.	-	15 years from 11 Aug 2023	3-yearly index-linked	£79,380	-	Leasehold
4	Esplanade, Airfield Way, Cowes, Isle of Wight PO31 8BF	Esplanade Limited (Guaranteed by Van Mossel Automotive International B.V.)	23,002	15 years from 11 Aug 2023	3-yearly index-linked	£329,000	£14.30	Freehold
5	Jacksons, Eden Business Park, Cooil Road, Braddan, Isle of Man IM4 2AZ	Van Mossel Automotive Group B.V.	63,382	15 years from 11 Aug 2023	3-yearly index-linked	£980,000	£15.46	Leasehold
<b>TOTAL</b>			<b>204,145</b>			<b>£3,656,380</b>		

- Two residential units totaling 5,101 sq ft are included within the demise.
- There is a 4-bedroom bungalow on site in addition to the main car showroom.
- The leases are full, repairing and insuring subject to a Schedule of Condition. The exception being Motor Mall, Jersey. In this case, by way of a side letter. The Schedule of Condition will be completed after certain works and improvements have been undertaken. Further information can be found in the data room.
- The rent is to be reviewed upwards only, linked to the Retail Price Index of the jurisdiction where the property is located, subject to a cap of 3% per annum.



## BACKGROUND TO THE SALE

Jacksons reached an agreement in June 2023 to sell its automotive trading businesses in Jersey, Guernsey, Isle of Wight and Isle of Man to Van Mossel, a leading automotive group in Europe headquartered in the Netherlands. The purchase by Van Mossel enables them to gain access into the UK markets.

Octane and its shareholders have set up a new entity called Octane Property Limited that will retain the ownership of all the land and buildings from which Jacksons currently operate. They have successfully negotiated lease terms with Van Mossel Automotive Group B.V. and are now looking to dispose of their freehold/part long leasehold interests.

As the Jacksons brand is well known and highly regarded in the respective jurisdictions, the sites will continue to trade as Jacksons in Jersey, Guernsey and the Isle of Man, and Esplanade in the Isle of Wight.





## COMPANY OVERVIEW

Jacksons, established in the 1950s, is the Channel Islands', Isle of Wight and Isle of Man's premier car dealership representing brands such as Bentley, Aston Martin, Mercedes, Porsche and Jaguar. In addition to new car sales, Jacksons generates revenue from a range of complementary services, including pre-owned vehicle sales and financing. These diversified revenue streams contribute to a stable and resilient business model, reducing dependency on any single source of income and enhancing overall profitability.

Trading over the past few years has been excellent. New car sale margins have reached record levels as well as there being unprecedented demand for used car sales. In 2021, the Group posted audited pre-tax profits of £6.3m against a budget of £2.9m. This strong performance continued in 2022, with unaudited pre-tax profits of £6.3m against a budget of £4.5m. This first quarter of 2023 has shown on-budget performance, with a recorded Q1 operating profit of £781,000. This positive result is attributed to improved vehicle supply, despite the challenging backdrop of significantly higher interest rates impacting stock holding costs.

Websites: [www.jacksonsci.com](http://www.jacksonsci.com) / [www.jacksons.im](http://www.jacksons.im) / [www.esplanade.co.uk](http://www.esplanade.co.uk) / [www.motor-mall.co.uk](http://www.motor-mall.co.uk)

**WELL  
RESPECTED  
BRAND  
TRADING FOR  
OVER  
70 YEARS**

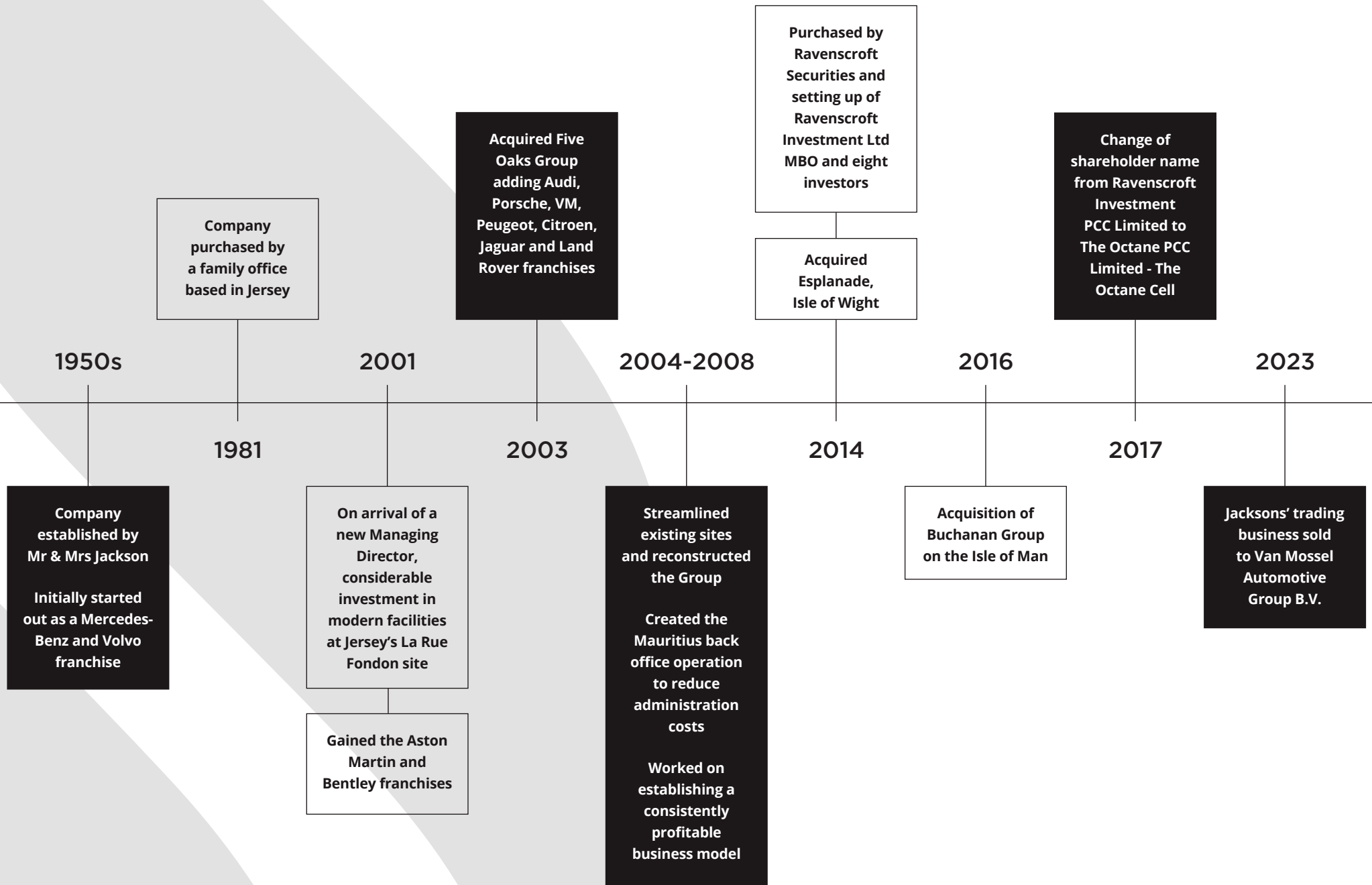
**THE ONLY  
CAR DEALERSHIP  
ON THESE ISLANDS  
REPRESENTING  
PREMIUM BRANDS**

**STRONG TRADING  
HISTORY AND  
PROFITABILITY**

**DIVERSE REVENUE  
STREAMS**

**“HIGHLANDS  
AND ISLANDS  
EXCEPTION”  
MULTIPLE  
BRANDS IN ONE  
SHOWROOM**

# Jacksons - Operating Company



























## COMPANY OVERVIEW

Van Mossel Automotive Group B.V. is a leading automotive group in Europe headquartered in the Netherlands and currently holds the title of the largest automotive company in the Benelux.

The company is an official dealer of 34 renowned automotive brands, with over 340 branches in the Netherlands, Belgium, Germany, France and Luxembourg.

Over the course of almost 75 years, Van Mossel Automotive Group B.V. became a leader in the Dutch and Belgian automotive industry. The Company operates several Mega Occasion Centres and has its own nationally active chain of car repair companies.

Furthermore, Van Mossel offers various services under a single umbrella, such as insurance, financing, signing/installation/bodywork and car rental.



## COVENANT ANALYSIS

Van Mossel Automotive Group B.V. has experienced strong revenue growth over the past three financial years. The revenue for 2022 amounted to €2.8bn, which was a 17% increase compared to the previous year. This growth can be attributed to autonomous expansion and accelerated performance of different brands within the company's portfolio. Additionally, both new and used car sales saw an increase in 2022 compared to 2021.

The company reported operating profit of €103m for 2022, up from €61m in 2021. With further integration and cooperation within the group, the management team is confident that the results will continue to improve in 2023.

Below is a summary of Van Mossel Automotive Group B.V.'s financials:

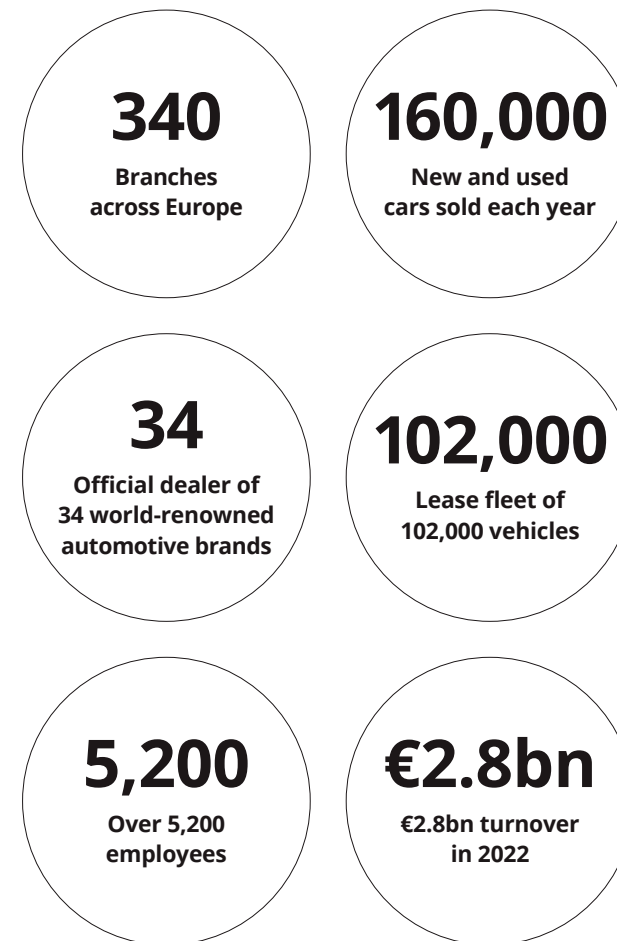
Year	Revenue	Operating Profit	Net Assets
2020	€1.8bn	€52m	€329m
2021	€2.4bn	€61m	€377m
2022	€2.8bn	€103m	€445m

## CORPORATE SUSTAINABILITY

Van Mossel is wholeheartedly committed to sustainability, actively developing programs focusing on Corporate Responsibility, Health and Safety, Sustainable Operations, Future-proof Personnel, Low-emission Mobility and Circular Solutions.

As of now, Van Mossel has managed to recycle 76.5% of all waste, initiate a complete phase-out of hazardous substances with sustainable alternatives and earn Sustainable Plus certifications at the majority of its sites.

Moving forwards, Van Mossel is conducting research to identify which operations create the most emissions with the goal of becoming carbon neutral by 2030 and utilising 100% green electricity as soon as 2025.



# Automotive Market - Overview



£371m was transacted in 2022 for the motor retail market, making it the best year in investment sales volumes since 2014 (Savills, 2023)



Approximately 80% of car buyers prefer to go to dealers in person to experience brands and products, test drive and complete transactions (PWC, 2022)



The new car market in Britain increased by 26.2% in February 2023 year-on-year, the seventh consecutive month of growth (EY, 2023)



The millionth plug-in electric car joined the road in Britain in 2022 (EY, 2022)



Projected automotive sales for the next year are expected to grow by 9%, matching those of pre-pandemic levels (Automotive World, 2023)



For the EV and hybrid automotive sector, 29% year-on-year growth is predicted, reaching 12.1 million units globally (Automotive World, 2023)



50% of used vehicles are sold by franchised dealers (Savills, 2023)



Car dealerships engender the most trust among consumers in the automotive market. (Deloitte, 2023)



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# THE ASSETS

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# JERSEY

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# Jersey Highlights



Jersey is a self-governing British Crown Dependency



Highly ranked as a leading offshore financial centre by the Global Financial Centres Index (GFCI 33)



GDP: £5.09bn (2021)



Across all sectors of the economy, productivity was £77,000 per FTE employee



Robust financial services in investment funds, wealth management and fiduciary services



Low corporation tax rates, no capital gains or inheritance tax



1.53 cars per household compared to England with 1.24 cars



Jersey is highly regulated and has received endorsements from leading authorities, such as World Bank and IMF



1

Jacksons  
La Rue Fondon  
St Peter  
Jersey  
JE3 7BF





## OVERVIEW

The property is widely regarded as being the most high-profile car showroom site on the island given its prominence, size and location.

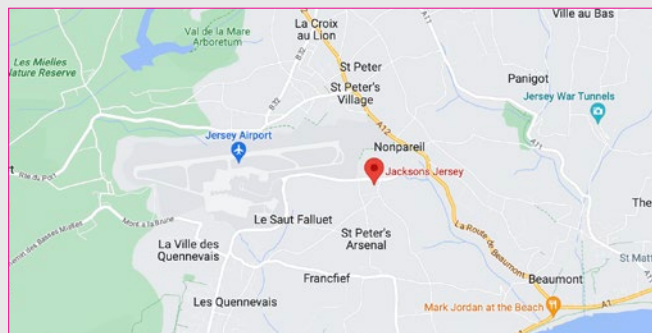
The property benefits from a 'Highlands and Islands Exemption', whereby reduced brand separation has been accepted by the manufacturers, allowing several brands to be represented within shared showroom accommodation where the usual strict corporate identity standards do not apply.

## LOCATION

Jersey is the largest of the Channel Islands and is located between the northern coast of France (14 miles) and the southern coast of England (85 miles).

Jersey has year-round scheduled flight services to major UK destinations, including, London Gatwick, London Heathrow, London Luton as well as Birmingham, Glasgow, Liverpool and Exeter. Seasonal flights to summer and winter locations, as well as chartered flights to Europe. Ferries from the UK to Jersey operate regularly, with the fastest journey time of 4 hours 30 minutes to and from Poole.

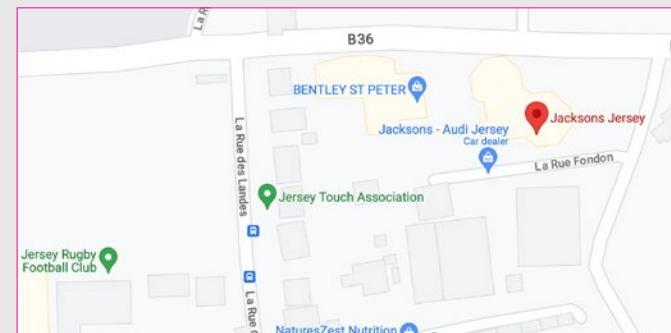
St Helier is the island's capital and is home to the major retail and business districts. The parish of St Helier accounts for 31.5% of the island's 103,000 inhabitants.



## SITUATION

The site is extremely prominent fronting L'Avenue de la Reine Elizabeth II (B36) being the main route as you travel from St Helier (4 miles) to Jersey's airport (0.5 miles). A short distance to the east is the A12, the major arterial road linking the north of the island and also feeding into the A1, the main route into St Helier.

The immediate surroundings are a mix of commercial and residential uses, together with the Jersey Reds' rugby ground, winners of the English Rugby League Championship 2023, which is a well-known landmark on the island, and St Peter's Garden Centre opposite.





## DESCRIPTION

The property comprises a large complex of four modern, purpose-built car showrooms together with offices, ancillary accommodation (including 2 residential flats) and workshops. All four buildings are constructed of steel portal frame and profile steel sheet cladding with extensive glazing. There is also one further building used as a car valet with ancillary offices on the first floor located at the rear of the site to the west.

The site benefits from approximately 190 car parking spaces including 39 with restricted access. There is a total of nine EV charging stations. Across the buildings the eaves height is between 4-5 m and there is capacity for approximately 70 cars to be displayed within the showrooms.

## SHOWROOMS

### **Showroom One** (Mercedes-Benz and BMW)

Showroom One occupies an extremely prominent and elevated position fronting the B36. The unit comprises a modern, full-height glazed elevations and is fitted out to a high standard aligned with the incumbent brand's corporate design. There are additional well specified offices on the first floor as well as two manager's flats on the second floor (one 2-bedroom and one 3-bedroom residential unit).

### **Showroom Two** (VM, Bentley, Audi, Aston Martin and Porsche)

Showroom Two occupies a prominent position fronting the B36. It comprises a single-height showroom with predominantly glazed elevations. Similarly, the interior is fitted out to a very high standard, commensurate with the brand's corporate image.

### **Showroom Three** (Jaguar Land Rover)

Showroom Three was constructed in 2018 and is extremely well presented, incorporating the dual arch concept. Internally, the property is finished to a very high specification and is fully fitted in accordance with the manufacturer's corporate brand.

### **Showroom Four & Service Centre** (Volvo)

Showroom Four and Service Centre are situated at the entrance to the site, immediately south of La Rue Fondon and is highly visible as customers drive into the site.

The unit comprises a single height showroom finished to a high specification. To the rear there is an expansive workshop that serves all brands represented on the site. It was recently extended in 2018 and accommodates a total of 21 vehicular service bays.



## SITE AREA

The site has a total area of circa 3 acres and the site coverage is circa 34%.

## ACCOMMODATION

Jacksons, La Rue Fondon, St Peter, Jersey	sq m	sq ft
Porsche, Bentley & Audi	841.59	9,058
Volvo Showroom & Workshop	1,570.02	16,900
BMW & Mercedes-Benz	1,735.67	18,682*
PDI Building	371.08	3,994
Jaguar & Land Rover	668.25	7,193
<b>Total</b>	<b>5,186.61</b>	<b>55,827</b>

\*includes 2 residential apartments

## TENURE

The property is held freehold.







Motor Mall  
La Grande Route de St Jean  
Jersey  
JE1 3US





## OVERVIEW

The property benefits from having a large site area in a very prominent location, opposite a busy road.

The site could potentially suit high value alternative uses given the recent interest expressed by a well known retailer.

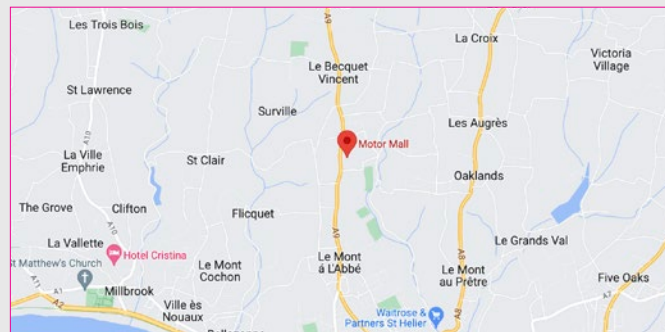
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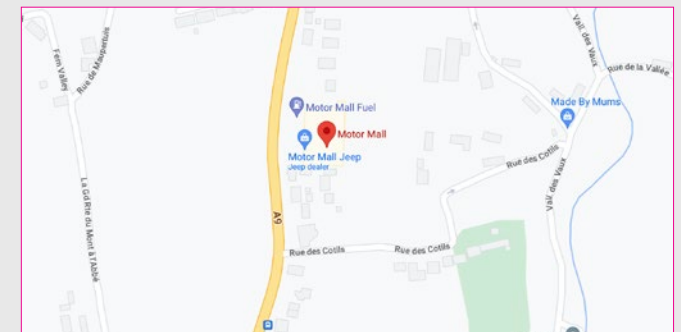
St Helier is the island's capital and is home to the major retail and business districts. The parish of St Helier accounts for 31.5% of the island's 103,000 inhabitants.



## SITUATION

The site is extremely prominent fronting the A9, which is the main arterial route dissecting the island north to south. The A9 leads directly into St Helier, the island's principal town, which lies 2 miles to the south.

The immediate surroundings includes residential uses. Jacksons' La Rue Fondon site is just over 4 miles away, home to their premium brands with this facility servicing the mid-market franchises.







## DESCRIPTION

The property, built in the 2000's, comprises a multi-franchised car dealership of steel portal frame, profile steel sheet cladding and extensive glazing with internal partitioning separating the brands. Internally, the showroom has capacity for circa 80 cars. Brands include Skoda, Peugeot, Citroen, SEAT, Alfa Romeo and Fiat, together with a strong used car offering. To the side of the showrooms are offices and ancillary services. A workshop with 12 vehicular bays, a parts warehouse and additional offices are located in the basement below the showroom, which can be accessed via a staircase or a vehicle ramp.

To the front of the showroom is a petrol forecourt providing six banks of pumps. Subject to planning, this will be reduced to three pumps. This is ancillary to the main business and is in the process of being sublet.

The property benefits from a 4-bedroom bungalow which is located near the north-eastern boundary which is used as staff accommodation.

The remainder of the site is utilised for customer parking, vehicle storage and display. In total, there is capacity for approximately 130 spaces. The property currently has one EV charge station located in the workshop with plans to instal a further two charging points. The building has an approximate eaves height of 3-3.76 m.

## SITE AREA

The site has a total area of circa 1.5 acres and the site coverage is circa 52%.

## ACCOMMODATION

<b>Motor Mall, La Grande Route de St Jean, Jersey</b>	<b>sq m</b>	<b>sq ft</b>
Showroom Offices / Ancillary Stores	2,441.42	26,279
Ancillary / Valet	98.10	1,056
Workshop / Stores	649.55	6,992
<b>Total</b>	<b>3,189.07</b>	<b>34,327</b>

## TENURE

The property is held freehold.









3

# GUERNSEY

# Guernsey Highlights



Guernsey is a self-governing British Crown Dependency



Highly ranked as a leading offshore financial centre by the Global Financial Centres Index (GFCI 33)



GDP: £3.45bn (2021)



A high standard of living with a low unemployment rate of 0.9%



Expertise in banking, investment funds, wealth management and fiduciary services



Low corporation tax rates and no capital gains or inheritance tax



The automotive industry in Guernsey thrives due to limited competition/ time-consuming process of importing cars



Relocating to Guernsey without an employment permit is possible by purchasing high-value properties classified as "Open Market"

3

Jacksons  
Airport Forecourt  
Guernsey  
GY8 0DD





## OVERVIEW

The property is ideally positioned for its current use but benefits from future alternative use potential including industrial and trade counter, subject to planning.

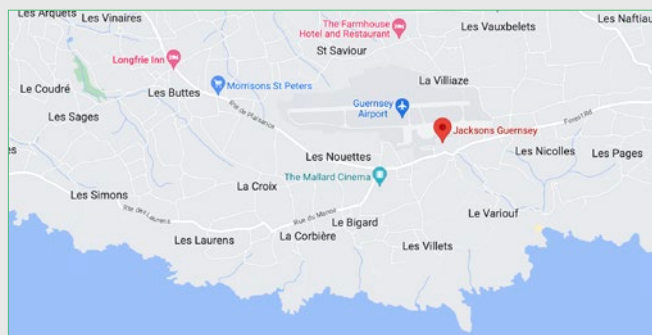
Guernsey's commercial and residential markets are strong due to a natural shortage of supply and a high concentration of wealthy residents and companies. As a result, the island benefits from high underlying land prices and is partially protected from risks associated with ordinary market cycles.

The property benefits from a 'Highlands and Islands Exemption', whereby reduced brand separation has been accepted by the manufacturers, allowing several brands to be represented within shared showroom accommodation where the usual strict corporate identity standards do not apply.

## LOCATION

Guernsey is the second largest of the Channel Islands and is situated approximately 30 miles west of the coast of Normandy, France, and approximately 70 miles south of England. Guernsey has excellent communications to the UK mainland and Europe.

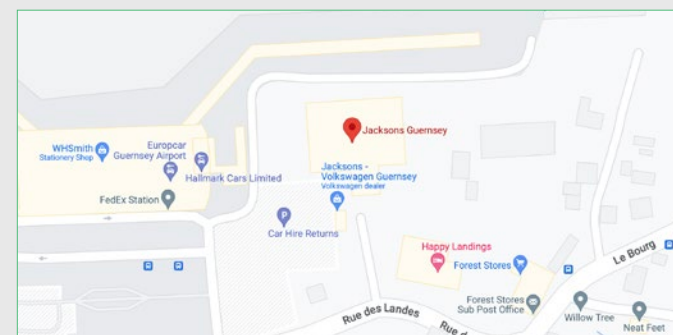
There are daily flights from Guernsey Airport to most UK regional cities, including Birmingham, Bristol, Exeter and East Midlands, as well as London Gatwick with a flight time of just 40 minutes. Regular ferry services are also available to the UK, France and the other Channel Islands.



## SITUATION

The subject property occupies a highly strategic and accessible position being situated immediately adjacent to Guernsey Airport. It is on and accessed via Rue des Landes and is approximately 4 miles south west from the capital, St Peter Port. The surrounding uses are predominantly associated with the airport.

There is only a limited amount of franchised automotive retailing in Guernsey. This is the only purpose-built car showroom offering premium brands, with many of the competing sites having been converted from alternative uses.





## DESCRIPTION

The property comprises a modern, multi-franchised car dealership of steel portal frame, profile steel sheet cladding and extensive glazing to the majority of showroom space.

The showrooms have capacity for circa 20 cars, with the centre section providing a quasi-reception, showroom, and offices with workshop accommodation to the rear. The showroom areas are of single-height construction and are fitted to a high standard with extensive glazed elevations. There are two separate first floor areas used as office and ancillary storage.

The workshop accommodation is arranged to the rear of the showroom with 15 vehicular service bays. There is a separate fabric covered car valeting structure to the east of the main building.

The site benefits from approximately 250 car parking spaces in total. There is a total of three EV charging stations located in the exterior car parking and one EV station in the workshop. Across the buildings, the eaves heights range from 3-3.5 metres.

## SITE AREA

The site has a total area of circa 2.62 acres and the site coverage is circa 18%.

## ACCOMMODATION

Jacksons, Airport Forecourt, Guernsey	sq m	sq ft
Showroom / Reception / Offices / Ancillary	1,920.40	20,672
Workshop / Parts / Plants & Store	644.19	6,935
<b>Total</b>	<b>2,564.59</b>	<b>27,607</b>

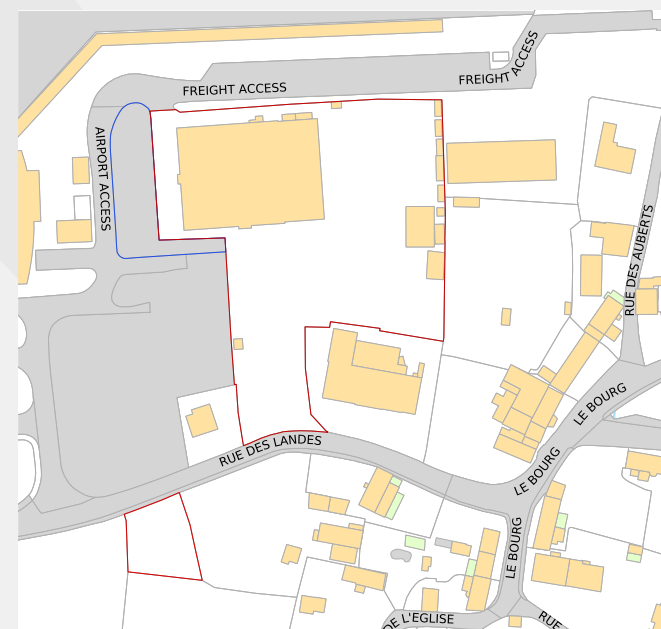
## TENURE

The area outlined in red is held freehold. The area outlined in blue is held leasehold.

The leasehold area comprises 0.24 acres and is held on a lease expiring 6 October 2118. A rent of £95 is payable on 7 October 2024 for the remainder of the term.

## IMPROVEMENT WORKS

Should the tenant carry out improvement works prior to the third anniversary of the lease commencement, the landlord shall contribute an amount equal to 54.55% of the cost, subject to a collar/cap of £2m/£3m respectively. In return the landlord shall receive an additional rent reflecting a 7% return. Further information is available on request.











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# ISLE OF WIGHT

# Isle of Wight Highlights



The Isle of Wight is the largest and second most populous island in the UK, with a population of 140,500 (Census, 2021)



Ranked higher than the UK median in terms of further education, skills participation and apprenticeship starts



GDP: £65.716m (2021) (Hampshire & Isle of Wight)



92.5% of the labour market employed (2022)



Tourism brings in £280m through the summer seasons, including the Isle of Wight Festival and Cowes Week



Importation of goods has resulted in the island becoming an affluent area with a high standard of living



Limited public transport resulting in increased reliance on car use



1,925 sunshine hours per year - one of the sunniest places in the UK and has more hours of sun compared to some parts of Spain

Esplanade  
Airfield Way  
Cowes  
Isle of Wight  
PO31 8BF





## OVERVIEW

Esplanade is the Isle of Wight's premier car dealership, providing automotive products and services on the island since 1946.

Jacksons acquired Esplanade in 2014 but retained the name due to Esplanade's proud heritage and reputation on the island.

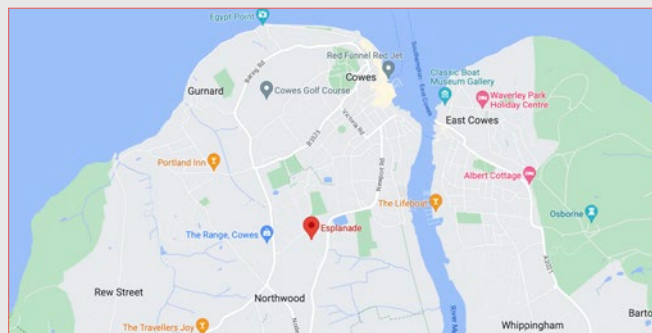
Since the acquisition, Esplanade has strengthened its position on the island, most recently with the addition of Skoda alongside existing franchises including VM, Mercedes-Benz, Smart and Volvo.

Esplanade also has one of the largest collections of used-cars on the Isle of Wight, as well as a thriving servicing centre.

## LOCATION

The property is located on the Isle of Wight, an island situated approximately two miles off the south coast of England. The island spans 13 miles from north to south and 27 miles from east to west with 57 miles of coastline and 20 beaches, recently being crowned as a UNESCO Biosphere. Newport and Cowes are the two main economic, commercial and population centres on the island.

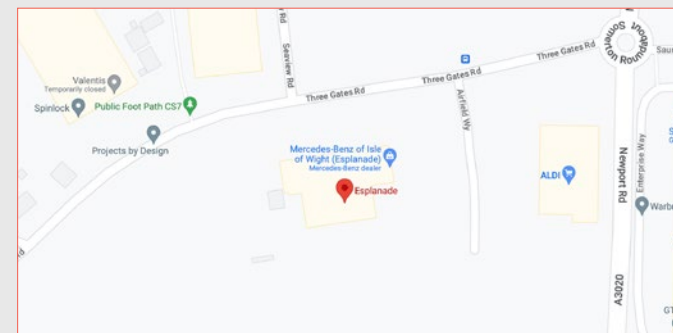
The island has excellent communications to the mainland with regular and direct sailings between Cowes and Southampton, Ryde and Portsmouth, and Yarmouth and Lymington.



## SITUATION

Esplanade is situated on Three Gates Road, approximately 1 mile to the south of Cowes within an established commercial area. The property benefits from a strategic position with communications to Newport, the other main commercial and population centre on the island, via the A3020 with a journey time of approximately 10 minutes. The property is situated adjacent to an Aldi supermarket.

The property benefits being positioned in an area of active development, with planning permission requested for a sustainable housing development to the rear of the property on Three Gates Road.





## DESCRIPTION

The subject property was developed in 2018, comprising a modern multi-franchised car dealership of steel portal frame, blockwork elevations, profile steel sheet cladding and extensive glazing of the majority of showroom space. The majority of the accommodation is situated at ground floor level, however there is a small parts store area over the mezzanine level. The site comprises a main showroom, workshop area, workshop control offices, staff welfare areas, parts stores, ancillary office accommodation and a customer lounge to the rear of the showroom.

The showroom occupies much of the frontage of the plot and is fitted to a high standard throughout, with capacity for approximately 28 cars. To the rear of the showroom are the workshop and aftersales facilities. The workshop benefits from seven standard service bays and two commercial vehicle service bays as well as a wheel alignment / MOT bay. All bays described benefit from air and oil lines and an exhaust extraction system. To the West of the main building, there is a double-bay detached valet area, and the external areas of the site are used for vehicle display.

The site benefits from approximately 276 car parking spaces in total. This includes 141 spaces for car displays, 40 spaces for customer parking and the remaining for vehicle storage.

## SITE AREA

The site has a total area of circa 3.1 acres and the site coverage is circa 16%.

## ACCOMMODATION

Esplanade Isle of Wight, Airfield Way, Cowes, Isle of Wight	sq m	sq ft
Showroom / Workshop / Other	1,899.51	20,448
Parts Mezzanine	151.92	1,635
Detached Wet Valet	85.36	919
<b>Total</b>	<b>2,136.79</b>	<b>23,002</b>

## TENURE

The property is held freehold.











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# ISLE OF MAN

# Isle of Man Highlights



The Isle of Man is a self-governing British Crown Dependency



GNI per capita: £79,000 (2020)



Total GDP: £5bn (2021)



Unemployment rate sits at 0.7% as of 2023



The island benefits from a low tax rate system



Comparatively low cost of living attracting many families and individuals looking to escape from busy city life



Limited public transport resulting in increased reliance on car use



By 2032, an additional £200m of annual income will be reinvested in services and quality of life (Isle of Man Government, 2022)

Jacksons  
Eden Business Park  
Coil Road  
Braddan  
Isle of Man  
IM4 2AZ





## OVERVIEW

In 2016, Jacksons and Motor Mall consolidated a number of premises to a new, purpose built facility on a highly prominent site. The location has been future-proofed with an Option Agreement on an adjacent site should they wish to expand.

Jacksons are the Isle of Man's premier car dealership, with several premium franchises including Bentley, Aston Martin and Porsche. Franchises at Motor Mall include Skoda, Peugeot, Alfa Romeo and Renault, as well as BMW and Honda motorcycles.

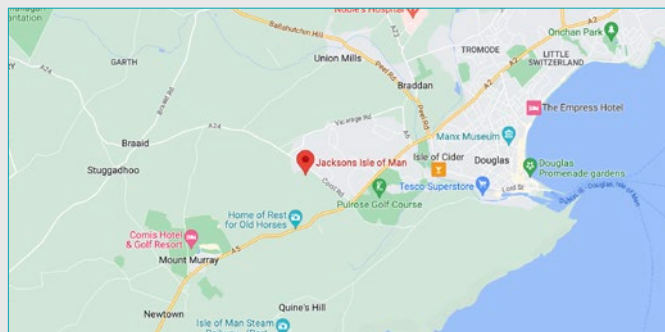
Jacksons and Motor Mall combined reportedly have the highest number of brands being sold from the same site anywhere in the world.

In addition pre-owned car sales and aftersales care are offered from three standalone buildings.

## LOCATION

The Isle of Man is a self-governing dependency of the British Crown, which has long been established as an offshore international business centre. Douglas, the Isle of Man capital, which comprises the main centre of population and the focus of the island's commercial and economic activity.

The Isle of Man is located in the Irish Sea between Great Britain and Ireland with excellent transport connections. There are direct air links to the major UK airports and to Ireland, other Channel Islands and Europe. The fastest journey time from the Isle of Man to the UK is 40 minutes by direct flight to Liverpool.



## SITUATION

The property fronts the A24 Cooil Road, 2.5 miles to the west of Douglas. The main entrance to the site is served by a new roundabout on the A24. The property is situated within an established commercial area, forming an anchor development of the wider Eden Business Park scheme. The Park occupies a site area of 20 acres and will deliver in excess of 300,000 sq ft of light industrial and office accommodation. The Jacksons development was the flagship of phase 2, with further phases proposed.

Spring Valley Industrial Estate and the modern Isle of Man Business Park are situated within close proximity providing a mix of industrial, office and retail accommodation. Local occupiers include B&Q, Currys, Pets at Home, Manx Telecom, Zurich and Canada Life.





## DESCRIPTION

The subject property comprises an impressive, purpose-built multi-franchised car dealership arranged across three separate buildings comprising two expansive car showrooms and a workshop. All three buildings are constructed of steel portal frame, with block elevations, covered in a mix of profile steel sheet cladding, textured render and stone cladding. There is also extensive full-height double glazing to much of the showroom space.

The site benefits from approximately 487 car parking spaces in total. This includes 238 spaces for car displays and 140 spaces for customer parking, the remaining for van displays and staff parking.

## SHOWROOMS

### Showroom One

Showroom One (Jacksons) occupies the majority of the frontage with the majority of this space being customer facing, in addition to some small stores and ancillary space. The showroom is fitted to a high standard to provide a premium brand environment for Audi, Aston Martin, Bentley, BMW, Lexus, Mercedes-Benz, MINI, Porsche, Toyota, Volvo and VM and has capacity to display circa 45 cars.

This showroom is predominantly at upper ground level, with a dedicated handover area on the lower ground floor level.

### Showroom Two

Showroom Two (Motor Mall) is situated to the rear of Showroom One and is also majority customer facing. It provides high quality showroom space for brands including Abarth, Alfa Romeo, BMW Motorrad, Dacia, Fiat, Honda Motorcycles, Hyundai, Jeep, Peugeot, Renault, SEAT, Skoda, Suzuki, Toyota and VM and Commercial Vehicles providing capacity to display 43 vehicles. There is also a customer lounge, reception area and partitioned sales offices.

### Workshop

The workshop comprises 14 standard service bays and four commercial vehicle bays fitted with exhaust extraction systems, hydraulic vehicle lifts and air and oil lines. There are also workshop control offices, staff welfare areas, parts store and ancillary / office accommodation. To the rear of the building there is a smart repair area and dry and wet facilities.





## SITE AREA

The site has a total area of circa 6.8 acres and the site coverage is circa 21%.

## ACCOMMODATION

Coolier Road, Braddan, Isle of Man	sq m	sq ft
Showroom 1	2,181.46	23,481
Showroom 2	1,742.26	18,753
Workshop	1,964.80	21,148
<b>Total</b>	<b>5,888.52</b>	<b>63,382</b>

## TENURE

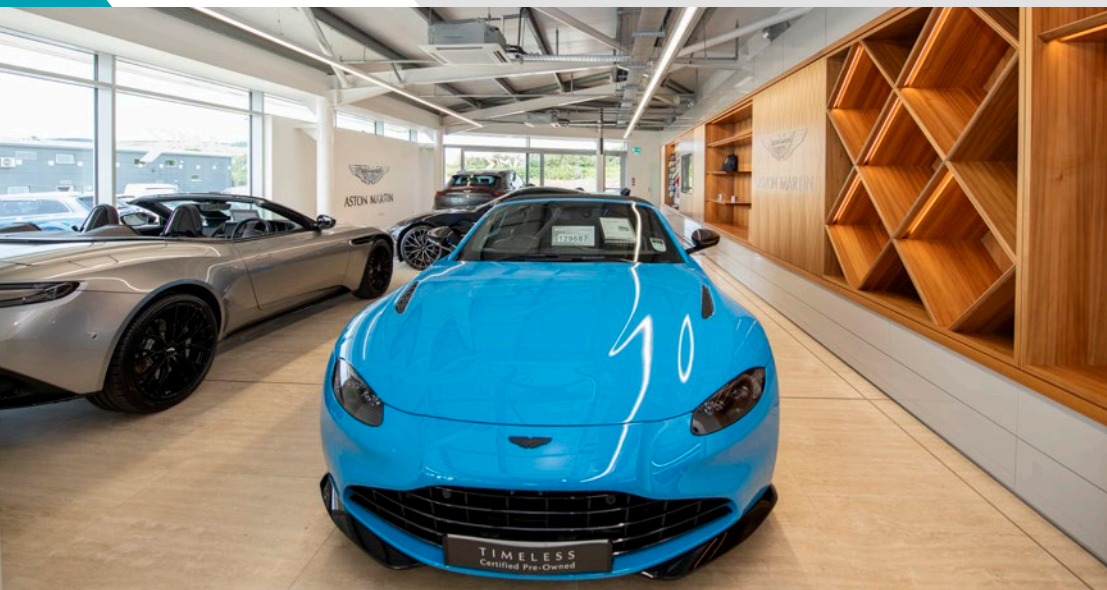
The property is held leasehold.

A 999 year lease from 22 July 2016 paying £6,000 per annum. The rent is subject to 5 yearly reviews aligned to the Retail Price Index, published by the Isle of Man economic affairs division.











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# THE PROPOSAL

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## JLL DEBT ADVISORY

JLL Debt Advisory provides market leading debt solutions for real estate investors. Debt markets in the UK continue to be highly liquid for stabilised product with lenders struggling to secure financings in a very competitive market.

The JLL debt advisory team has identified a number of lenders who have expressed an interest in providing debt packages of differing LTVs and term lengths. In addition, there are a combination of Interest Only and Amortisation options available at different LTV points. The debt terms can be tailored to the purchaser's business plan.

## CONTACT

If you wish to discuss potential debt options, please contact:

**David Barry**

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## DATA ROOM

Access to the data room is available upon request.

## EPC

EPC ratings are not a legal requirement in Jersey, Guernsey and the Isle of Man. Esplanade, Isle of Wight has an EPC rating of A (18).

## VALUE ADDED TAX

The tax status will vary for each property. We recommend that perspective purchasers make their own enquiries as to the liability.

## AML

In accordance with Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor on the source of the funds used to complete the transaction.

## PROPOSAL

**Offers are invited for the portfolio or for individual assets, subject to contract and exclusive of VAT.**



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