

Current Requirements – Oct 2020



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"CURRENT INVESTMENT REQUIREMENTS"

- Freehold only (no long leaseholds)
- Lot Size - up to £1.75m
- Within circa 100 mile radius of Chesham Bucks focused primarily on; Bucks, Herts, Beds, Cambs, Northants Berks, Oxon, Hants, Surrey, Middx.
- Income producing investments in B1, B2, B8 uses or A1 convenience stores or other sui generis motor trade, petrol station, motor cycles or all other trade counter uses (inc tyre/exhaust car wash etc).
We have been very active with trade counter investments in the last 10 years.
- Ideally with 10 ys+ secured income but we will consider reversionary properties with any length of lease income remaining that are in good prominent roadside locations or that have management opportunities.
- Commercial premises only though we may consider residential in upper parts if let on ASTs.
- Also, will consider sale & leaseback opportunities which we have done very successfully with a tyre & exhaust company (Formula One Autocentres) or car wash operators (IMO/Anduff Car Wash Co) and have a retained client seeking Open Storage sites.
- Any reversionary property where there might be (say) an option to secure planning in the last few years of any lease and then demolish/rebuild/re-let into trade counter uses or other roadside uses.

EXAMPLES OF RECENT TRANSACTION FROM PORTFOLIO

IMO CAR WASH



FORMULA ONE AUTOCENTRES



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