

URGENT KEY REQUIREMENTS 2019/20

LOCATION

- *United Kingdom wide.*
- *Regional market towns, city suburbs, tourist 'hot spots' including seaside destinations in particular.*
- *Little or no competition.*
- *No Primark nearby.*
- *High footfall drivers such as school or food operators such as Aldi/Lidl nearby.*
- *New towns where Peacocks does not already trade.*
- *Far enough from other Peacocks to not cannibalise.*

PROPERTY TYPE

- *Net sales areas of 2,500ft² - 10,000ft²*
- *If smaller, is next door available too?*
- *Narrow and awkward frontages considered*

TENURE

- *Freeholds favoured*
- *Quoting rents of between £30,000 and £80,000 per annum*
- *Occupied property with distressed tenants considered*

COVENANT

- *D&B 5A1, part of EWM Group*

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