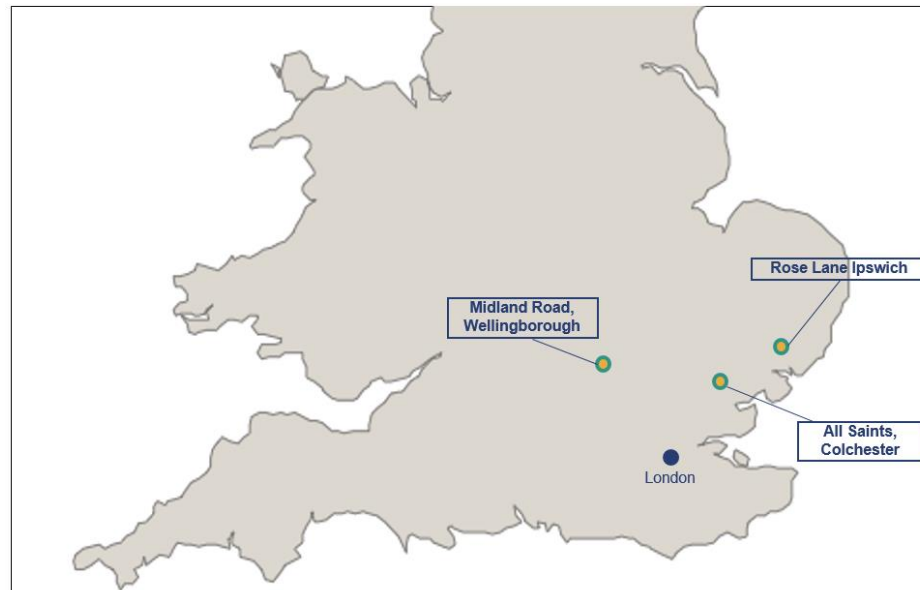


# Portfolio of 3 Car Parks – available as a whole or individually

## Prime locations with development opportunities



Gross Income	Rose Lane, Ipswich	Midland Rd, Wellingborough	All Saints House, Colchester	TOTAL
Last 12 months	£38,081	£58,479	£105,068	<b>£201,628</b>
2018/19	£37,828	£58,926	£100,937	<b>£197,691</b>
2017/18	£33,834	£55,786	£89,066	<b>£178,686</b>
2016/17	£37,198	£49,116	£94,676	<b>£180,990</b>

# Rose Lane, Ipswich

## Town Centre Car Park with Development Potential

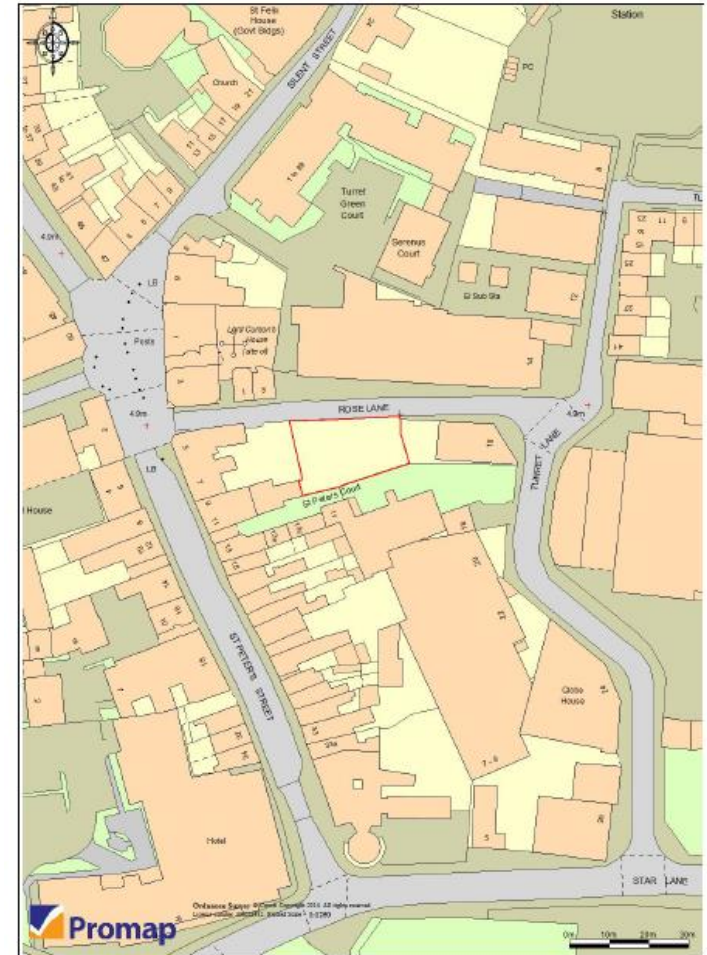


### Description

- The site extends to 0.04 hectares (0.10 acres) and is currently used as a surfaced car park providing approximately 21 spaces producing a gross income of £38,000 pa. The site is located approximately 250 metres to the south of the Town Centre in the heart of the commercial district. Demand for parking exists from office workers, shoppers and those using the town during the evening for leisure pursuits. Currently managed by RCP Parking Limited who could continue to manage for new owners.

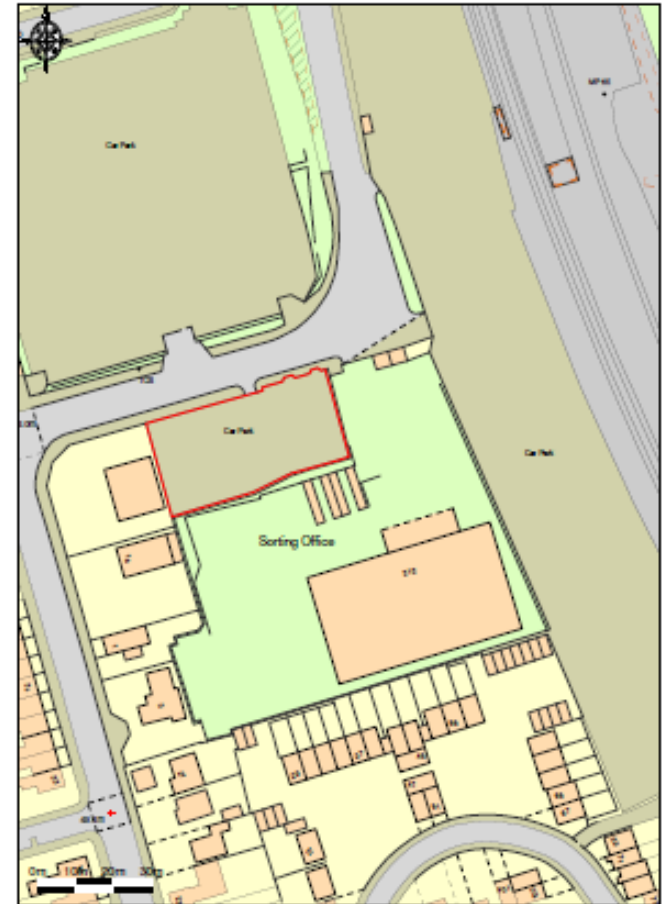
### Planning

- The site comprises two parcels of land: parcel A has full planning consent for 13 car parking spaces; parcel B has temporary planning consent for 8 spaces. The area as a whole is set to rejuvenate in the forthcoming years with Wrenbridge proposing the redevelopment of the East Anglian Daily Times Print Works off Turret Lane. This development is set to focus on hotel and large scale office occupiers.



# Midland Road, Wellingborough

## Car Park with Development Potential



### Description

- The site extends to 14,273 sq. ft. (0.33 acres) and is currently used as a surface car park providing approximately 54 spaces and producing a gross income of £58,479. Located adjacent to Wellingborough 'south' train station, close to Senwick Road. This is an enclosed site with a tarmac surface, floodlighting, CCTV and white lined spaces. Currently managed by RCP Parking Limited who could continue to manage for new owners.

### Asset Strategy

- Short to medium term strategy to improve car parking income through enhanced management and improving local supply demand dynamic. Longer term opportunity for enhanced value for the site through change of use planning consent.

# All Saints, Colchester

## Town-Centre Car Park and Prime Development Site



### Description

- The site is located approximately 300 metres to the east of the Town Centre fronting the High Street, accessed from Roman Road. The site extends to 0.282 acres and is situated opposite Firstsite, the new contemporary visual arts venue in Colchester, and provides approx. 35 pay and display car park spaces which tend to be frequented by short stay users. The car park generates a gross income of £105,000 pa. Currently managed by RCP Parking Limited who could continue to manage for new owners.

### Planning

- Planning was granted for the use of the site as a car park in 1999 and the consent is not subject to any conditions restricting the nature of the use or the duration. Working with Beanland Associates Architects a scheme has been identified that would deliver a development of nine two bedroom apartments above residents' parking, with a total built environment of 5,500 sq. ft.

