



211-229 Scotswood Road **Newcastle Upon Tyne**

ZAMAN | ROBERTS

REAL ESTATE INVESTMENT



Tenant	Area Sq ft			Start	Break	Expiry	Rent pa	Rent psf	Comments
	First	Ground	Lower						
Nisbets Plc		4,063	12,778	17 Mar 17	17 Mar 26	16 Mar 32	£90,513	£5.37	Pt ground and all lower ground space
Cubico (UK) Limited	2,178	6,683		28 Jun 22	28 Jun 27	27 Jun 32	£65,000	£7.34	Ground floor plus first floor mezz
Sub Total	2,178	10,746	12,778						
Total		25,702					£155,513	£6.05	



NISBETS

Cubico UK Limited trades as Easy Bathrooms and is a national retailer of bathroom products, selling both online and in-store. It currently has 95 nationwide showrooms and was established in 2012.

The company is performing at record levels as indicated in the figures below.

Nisbets PLC is a multi-national market leader specialising in the sale of foodservice equipment.

The company was established in 1983 and has posted record sales and profits in the most recent financial year.

In July 2023, Nisbets was taken private and now trades as Nisbets Limited

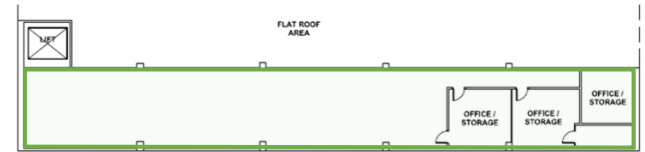


Tenant	Cubico (UK) Limited	Nisbets PLC
FY Ending	30 November 2021	31 December 2022
Turnover	£62,298,000	£489,000,000
% change since previous year	▲ 34%	▲ 16%
Pre-tax Profit	£5,914,000	£39,600,000
% change since previous year	▲ 4%	▲ 11%
Net Assets	£12,633,000	£159,040,000
% change since previous year	▲ 59%	▲ 19%

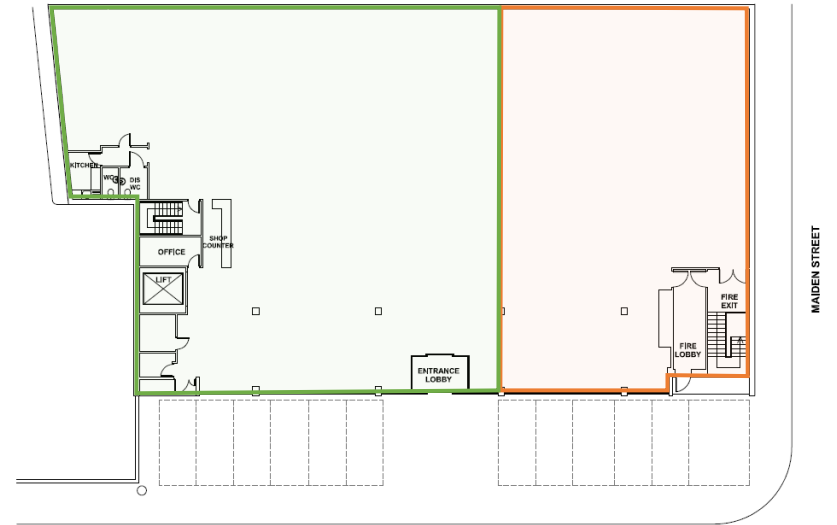




First Floor



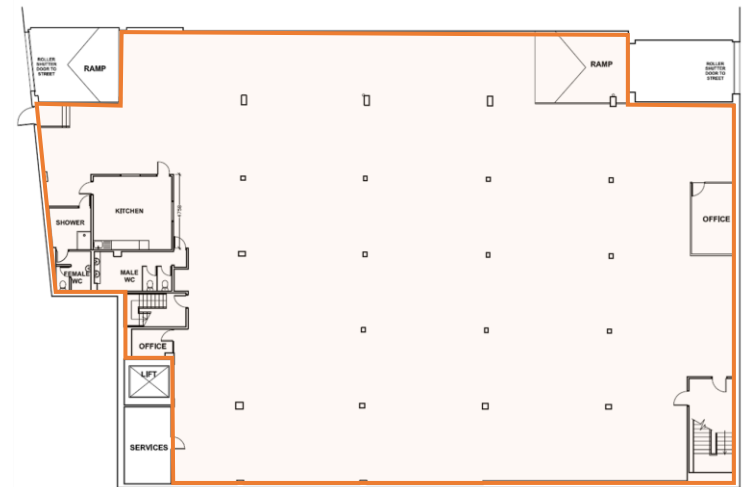
Ground Floor



SCOTSWOOD ROAD

MADEN STREET

Lower Ground Floor



Cubico

Nisbets