

Student Information



To accommodate the needs of students working on assignments relating to Vicarage Field, Barking Town Centre or the planning of retail business the following information is provided.

We regret that further personal requests for information or enquiries by telephone cannot normally be accommodated. The Centre Manager may be able to answer **specific** points by Email. Contact details below.

Students are advised that the reference section of the main public library in the Town Square, the Regeneration Department at the local authority [<http://www.lbbd.gov.uk/5-work/regeneration/regeneration-menu.html>] and The Thames Gateway Development Corporation [www.ltgdc.org.uk] are excellent sources of information.

Where a number of students require further information that can be dealt with verbally, the Centre Manager will hold a question and answer session for groups of four to eight students. Enquiries about these groups should be directed by email to sgreen@vicfield.co.uk

Any form of research within the Vicarage Field complex, involving approaching members of the public or the centres' tenants is not permitted without the written authorisation of the Centre Manager, which will not normally be given to individuals. Consideration will be given to groups, wishing to share data.

About Vicarage Field

Location.

The Greater London Borough of Barking and Dagenham has an estimated catchment population in the region of 150,000 persons and a resident population of approximately three quarters of a million people within five miles of the centre. (Source~CACI)

Located just off the North Circular Road (A406), Barking is to the north of the A13, approximately five miles south of the start of the M11 and about 12 miles east of the West End of London. Barking British Rail and Underground station (District and Hammersmith & City lines) is just opposite the Centre and there are regular bus services to and from the surrounding catchment area.

The Centre is the most popular and attractive shopping location in the town, providing a pleasant, enclosed shopping environment around a central atrium with tow lifts and escalators. These provide good pedestrian circulation between the levels

The Centre.

Vicarage Field opened on 6th November 1991, has a gross internal area of 275,000 square feet and a net lettable retail area of 150,000 square feet, through 55 stores. Tenants include an Asda Superstore, and many high street names such as W H Smith, Dorothy Perkins, Burtons, Game, New Look and many more. Local independent tenants are also represented, such as James Leigh perfumery who have traded in the town for many years. .

A crèche and playgroup with qualified staff offer exceptional value child care, there are also public access conveniences and parent and baby changing room. The centre boasts a 510 space car park and is covered internally and externally by 32 closed circuit television cameras. The site is further protected by security guards, 24 hours a day 365 days a year.

Originally developed by Countryside Properties, the site is held on a 125 year ground lease from the local authority who retain an interest in the income from the scheme.

Since 1992, the centre has changed hands four times, being sold shortly after opening to Hermes Asset Management, later to REIT and then Chester Properties Ltd. In August 2006, the scheme was purchased by the current owners Lagmar (Barking) Ltd for a consideration in excess of £74,000,000

BTW Shiells, the Belfast based Chartered Surveyors, real estate advisors and property agents manage the centre on behalf of the landlord.

The Future

The landlord believes strongly, that there is room for improvement in the Barking town centre retail offer and is currently investigating further development of the Vicarage Field site, to provide additional retail brands and other consumer services.

Additional Student Data

Further information for 'Business Creation' exercises and projects is provided overleaf.

Please note that we are unable to provide plans or photographs of the centre, other than those available from the centre's website.

The centre's logo of a blue shopping bag with a gold tag should not be used without written consent.

Sample Terms of Occupation

Lease Terms.

Standard institutional full repairing and insuring, one to twenty five years. Leases of five years or less will normally be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent.

Payable quarterly in advance. Five yearly, upward only reviews.

Service Charge.

Payable quarterly in advance.

Rates.

Payable directly to the London borough of Barking and Dagenham.

Value Added Tax.

VAT is payable at the prevailing rate on rent and service charge..

References.

Two trade references or character references for start-ups and one bank or accountants reference are required.

Conditions of Use, Proposed Shopfit and Signage Proposal

To be submitted and approved by the Centre Manager prior to grant of lease or licence.

Rent Free Periods

Subject to agreed lease term, rent and quality of proposed fit.

Premiums

For the purpose of academic exercises, premia payable or receivable are not considered here.

Sample Schedule of Costs

The following schedule is accurate for illustrative purposes, but does not relate to specific shop units within Vicarage Field Shopping Centre.

Unit ID	Size ft ²	Quoting Rent p/a	Estimated Rates p/a	Service Charge p/a	Insurance p/a
A	8,000	£175,000	£35,000	£61,000	£3,500
B	1,700	£45,000	£8,500	£12,500	£750
C	2,500	£52,500	£12,000	£14,500	£950
D	400	£12,500	£3,100	£3,000	£175

Note:

Rent and Service charge costs vary according to size, location and ancillary areas.

The Centre Manager can be contacted at sgreen@vicfield.co.uk