

# **London SE10** **166 Metcalfe Court** **West Parkside** **Greenwich** **SE10 0EL**

- **Virtual Freehold Shop Investment**
- Let to Newlands Pharmacies Ltd (now owned by Day Lewis plc)
- Lease expires in 2024 (no breaks)
- Five medical centres within 1 mile
- Popular South East London suburb undergoing significant development nearby
- Located close to O<sub>2</sub> Arena
- Rent Review 2019
- Current Gross Rent Reserved  
**£21,540 pa**



## **Tenure**

Leasehold. Held on a lease for a term of 999 years (less 10 days) from 17th November 1999 at a peppercorn rent.

## **Location**

The London Borough of Greenwich has a population in excess of 210,000 and was formed in 1965 from the former Metropolitan Boroughs of Greenwich and Woolwich. The property is situated about 1/2 a mile south of North Greenwich Underground Station (Jubilee Line) and the O2 Arena, accessible from West Parkside near the junction with John Harrison Way, within a modern residential development. Occupiers close by include Select & Save and a number of local traders.

## **Description**

The property is arranged on ground floor only to provide a pharmacy, forming part of a larger building, not included in the sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>11.20 m</b>	<b>(36' 9")</b>
<b>Net Frontage</b>	<b>9.90 m</b>	<b>(32' 6")</b>
<b>Shop Depth</b>	<b>14.10 m</b>	<b>(46' 3")</b>
<b>Ground Floor</b>	<b>105.3 sq m</b>	<b>(1,133 sq ft)</b>

NB. Floor area sourced from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

## **Tenancy**

The property is at present let to NEWLANDS PHARMACIES LTD for a term of 15 years from 9th November 2009 at a current rent of £21,540 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants by way of a service charge. Rent is now being paid by Day Lewis.

## **Tenant Information**

Website Address: [www.newlandsparmacy.co.uk](http://www.newlandsparmacy.co.uk)  
Newlands Pharmacies Ltd is a wholly owned subsidiary of Day Lewis plc, one of the largest independent pharmacy chains in the UK and Europe, with over 250 pharmacies in the UK. (Source: [www.daylewis.co.uk](http://www.daylewis.co.uk))

## **VAT**

VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## **Energy Performance Certificate**

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** David Prais, Asserson Law Office. Tel: 0203 150 1302 e-mail: [david@asserson.co.uk](mailto:david@asserson.co.uk)