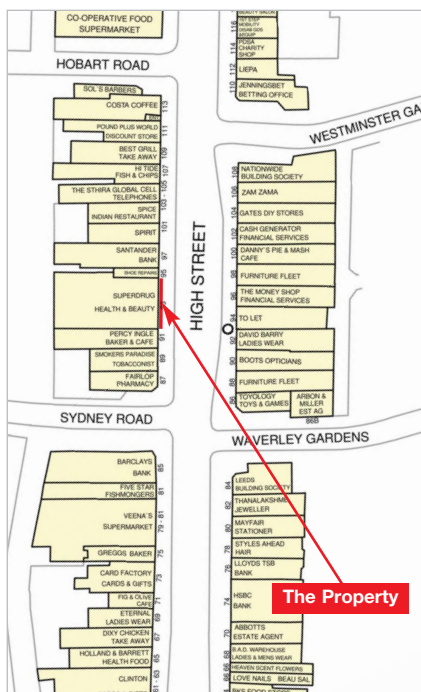


Barkingside

93-95 High Street
Essex
IG6 2AH

- **Substantial Freehold Shop Investment**
- Let to Superdrug Stores plc (in occupation since 1985)
- Total NIA 642.05 sq m (6,911 sq ft)
- Current Rent reflects £10 psf overall
- Upper parts with residential development potential (1)
- Reversion 2016
- Current Rent Reserved
£70,200 pa

25TH MARCH 2013 COMPLETION



Tenure

Freehold.

Location

Barkingside is an attractive and prosperous suburb situated some 9 miles north-east of Central London and 5 miles west of Romford. The area benefits from excellent communications, being a short distance from both the North Circular (A406) and the start of the M11, and also being served by the Underground (Central Line) at Barkingside Station. The main shopping for the area is on the High Street (A123) and the property forms part of the core of this busy and popular retail location. Other occupiers close by include Santander, Nationwide, Costa Coffee, Co-Op Supermarket, Clintons, Barclays, Holland & Barrett, Lloyds, HSBC and many others.

Description

This substantial property provides a total accommodation of 642.05 sq m (6,911 sq ft) and is arranged on ground and two upper floors to provide a large ground floor shop with ancillary staff and storage accommodation above (1). The property benefits from service access to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	12.70 m	(41' 8")
Net Frontage	12.15 m	(39' 10")
Shop Depth	24.05 m	(78' 10")
Built Depth	28.45 m	(80' 1")
Ground Floor	304.20 sq m	(3,274 sq ft)
First Floor	284.25 sq m	(3,060 sq ft)
Second Floor (Unused)	53.60 sq m	(577 sq ft)
Total (NIA)	642.05 sq m	(6,911 sq ft)

Tenancy

The entire property is at present let to SUPERDRUG STORES PLC for a term of 10 years from 25th March 2006 at a current rent of £70,200 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

The tenant has been in occupation of the property since 1985. Superdrug are the UK's second largest beauty and health retailer currently operating over 900 stores throughout the UK with 226 in-store pharmacies. Their ultimate holding company is Hutchison Whampoa Ltd, a leading international corporation with businesses spanning the globe.

Website Address: www.superdrug.com

For the year ended 31st December 2011, Superdrug Stores plc reported a turnover of £1.049bn, a pre-tax profit of £5.517m, shareholders' funds of £138.953m and a net worth of £124.652m. (Source: riskdisk.com 16.11.12.)

Redevelopment of Upper Floors (1)

The upper floors have an overall GIA of 427.35 sq m (4,600 sq ft) and may be suitable for conversion to residential use, subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to the planning department of the Redbridge Local Authority.

Tel: 0208 554 5000.
www.redbridge.gov.uk

VAT

VAT is not applicable to this lot.

Documents

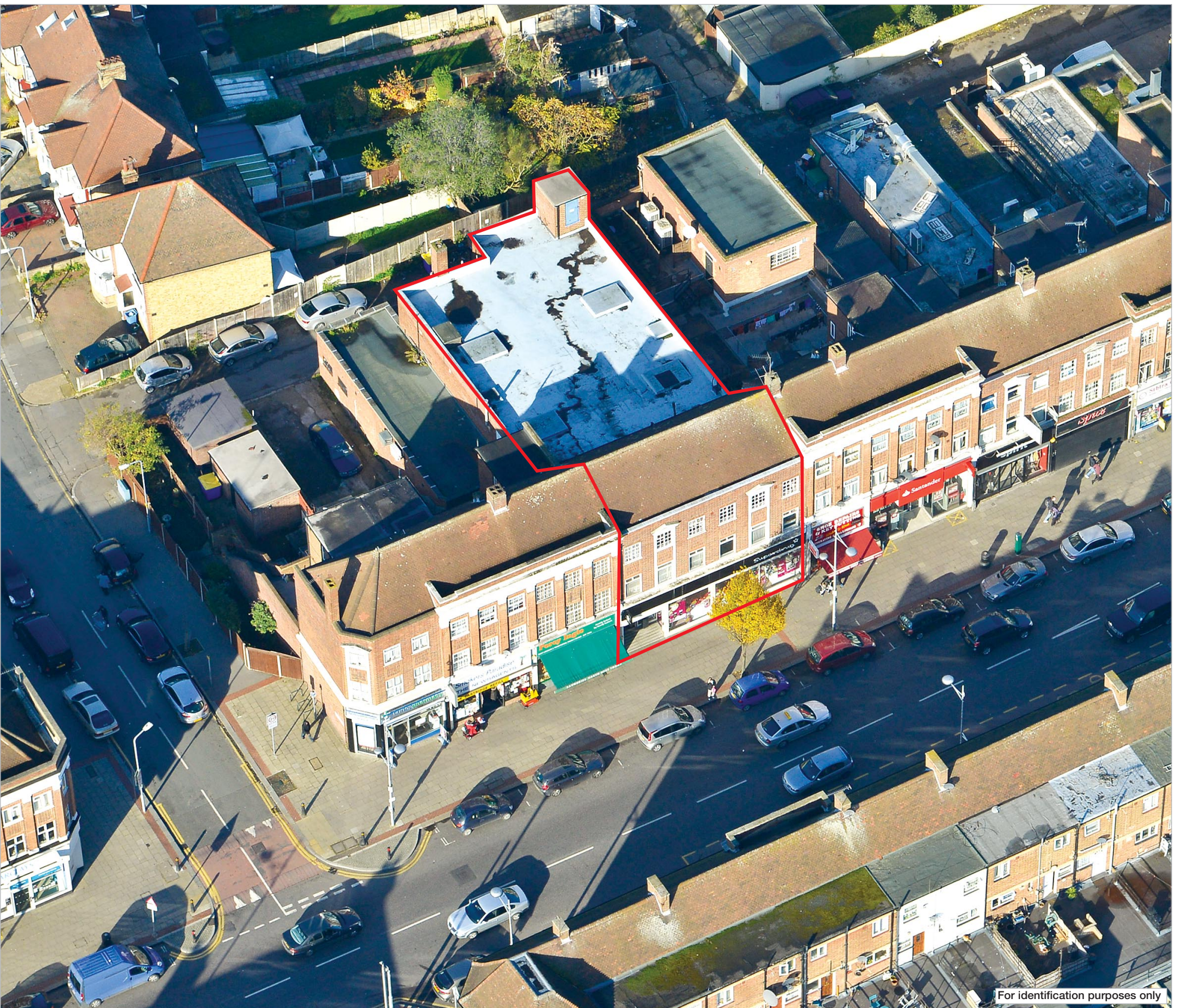
The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

EPC Rating 79 Band D (Copy available on 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 P Vickers Esq, George Carter LLP. Tel: 0207 440 8800 Fax: 0207 440 8801 e-mail: philip@georgecarter.co.uk



For identification purposes only