



**Tenure**  
Freehold.

#### Location

Wood Green is a densely populated North London suburb and one of the major retail centres of North London, located some 8 miles north of Central London on the A105 High Road.

The property is prominently situated in an established retail parade within a residential area on the south side of Lordship Lane (A109) at its junction with Downhills Way (B155) to the south and The Roundway (A1080) to the north (A1080). Junction 25 of the M25 is some 7 miles to the north and the area is well served by a number of bus routes and Wood Green London Underground Station (Piccadilly Line) which is situated approximately 1 mile away.

Occupiers close by include Ladbrokes, Paddy Power, William Hill and The Post Office.

#### Description

The property provides a prominent ground floor supermarket totalling 319.95 sq m (3,444 sq ft) and benefiting from frontages on both Lordship Lane (A109) and Downhills Way (B155).

#### Tenancy

The entire property is at present let to SAINSBURY'S SUPERMARKETS LTD for a term of 15 years from 16th July 2012 (1) at a current rent of £70,000 per annum, exclusive of rates. (2) The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) There is a Lessee's option to determine on the 10th year of the lease subject to at least 6 months' notice.

(2) The lease provides for a 12 month rent free period which the Vendor will top up from completion by way of a reduction in the purchase price.

#### Tenant Information

Sainsbury's was founded in 1869 and today operates from 1,063 stores of which 485 are convenience stores.

(Source: [www.sainsburys.co.uk](http://www.sainsburys.co.uk))

For the year ended 17th March 2012, Sainsbury's Supermarkets Ltd reported a turnover of £22.288bn, a pre-tax profit of £1.114bn, shareholders' funds of £4.659bn and a net worth of £4.509bn (Source: [riskdisk.com](http://riskdisk.com) 10.01.2013.)

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk). In the subject box of your e-mail, please ensure that you enter **Lot 53 London N17**

#### Energy Performance Certificate

EPC Rating 44 Band B (Copy available on website).

## London N17

### 421 Lordship Lane

### Wood Green

### N17 6AG

- **Prominent Freehold Supermarket Investment**
- Let to Sainsbury's Supermarkets Ltd until July 2027 (1)
- Well located at the busy junction of Lordship Lane (A109), The Roundway (A1080) and Downhills Way (B155)
- Densely populated North London suburb
- No VAT applicable
- Rent Review July 2017
- Current Rent Reserved

**£70,000 pa <sup>(2)</sup>**

**25TH MARCH 2013 COMPLETION**

