

London SW2 **Units 1 & 2** **30 Streatham Place** **Streatham** **SW2 4QY**

- **Virtual Freehold Shop Investment**
- Comprises shop and convenience store
- Let to Tesco Stores Ltd & Carphone Warehouse Ltd to be offered as one lot
- Prominently located on the South Circular Road
- Reversions from 2021
- Total Current Gross Rents Reserved
£156,224.25 pa



Tenure

Long Leasehold. Held for a term of 999 years from 11th April 2007 (thus having some 990 years unexpired) at a fixed peppercorn ground rent.

Location

Brixton is a densely populated residential suburb of London located some 4 miles south of central London, 2 miles north-east of Balham and 2.5 miles east of Battersea. The area is served by the A203, A23 (Brixton Hill) and A2217 roads, while Brixton Station provides both overground and Underground services.

The property is situated at the junction of New Park Road and the South Circular, less than 1 mile from Streatham Hill Rail Station. Occupiers close by on Brixton Hill include McDonald's, Sainsbury's, William Hill and a number of local traders.

Description

The property is arranged on ground floor only to provide two shop units, one of which presently trades as a convenience store. The property forms part of a larger building, the remainder of which is not included in the sale.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Tesco Stores Ltd (1)	Gross Frontage 37.15 m (121' 10") Shop Depth 15.4 m (50' 6") Built Depth 15.7 m (51' 6") Ground Floor Sales 222.8 sq m (2,398 sq ft) Ground Floor Ancillary 147.5 sq m (1,588 sq ft) Total 370.3 sq m (3,986 sq ft)	15 years from 06.06.2006 Rent reviewed 5 yearly by RPI the last in 2016 when the rent rose to £119,415.25 pa FR & I	£119,415.25 p.a.	Reversion 2021
Unit 2	The Carphone Warehouse Ltd (2)	Gross Frontage 13.35 m (43' 9") Shop Depth 11.35 m (37' 3") Built Depth 11.65 m (38' 3") Ground Floor 110.5 sq m (1,189 sq ft)	15 years from 17.07.2006 Five yearly review. Last in 2016 FR & I	£36,809 p.a.	Reversion 2021

(1) Website Address: www.tesco.com
Tesco trades from over 3,500 stores in the UK and employs over 310,000 people.
(2) No of Branches: 2,411

Website Address: www.carphonewarehouse.com
For the year ended 2nd May 2015, The Carphone Warehouse Limited reported a turnover of £2.056bn, a pre-tax profit of £77.15m, shareholders' funds of £1.024bn and a net worth of £1.007bn. (Source: Experian 07.11.2016.)

Total £156,224.25 p.a.

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 A Nayager Esq, Brecher. Tel: 0207 563 1000 e-mail: anayager@brecher.co.uk

