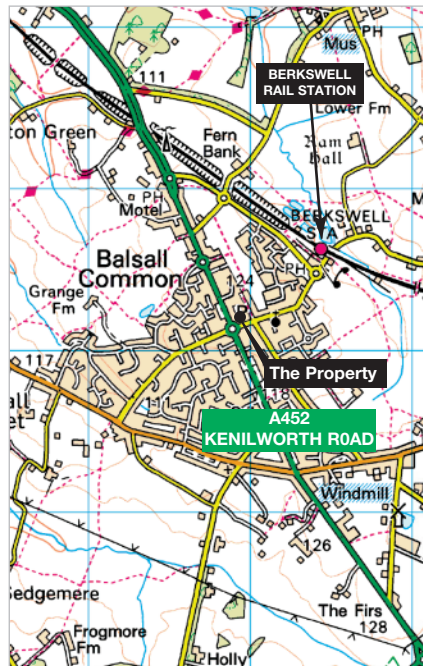


Balsall Common 213-219 Station Road Warwickshire CV7 7FE

- **Recently Constructed Virtual Freehold Convenience Store Investment**
- Let to Tesco Stores Ltd on a new 20 year lease expiring 2034 (1)
- RPI linked Rent Reviews every fifth year (min. 1% max. 4%)
- Located within an affluent Warwickshire commuter town 0.5 miles from Berkswell Rail Station
- Rent Review 2019
- Current Rent Reserved
£48,500 pa



Tenure

Virtual Freehold. To be held for a term of 999 years at a peppercorn rent from completion.

Location

Balsall Common is an affluent Warwickshire commuter town located 6 miles east of Solihull, 6 miles west of Coventry and 12 miles south-east of Birmingham city centre.

The property is situated in the town centre on Station Road, approximately 0.5 miles from Berkswell Rail Station, which is served by 3 trains an hour to Birmingham New Street during peak times. Occupiers close by include HSBC, William Hill, Post Office, NatWest, a pharmacy, Barclays, One Stop and a wide range of local businesses. There is a public car park to the rear as well as on-street parking on Station Road.

Description

This recently constructed property is arranged on ground and one upper floor and once fitted out by the tenant will provide a ground floor convenience store with first floor ancillary accommodation. The property will benefit from a goods lift and a rear service yard. Please note the property forms part of a larger building, the remainder of which does not form part of the property to be sold.

NB. The tenant is currently fitting out the premises and is due to commence trading on 25th November 2014.

The property provides the following accommodation and dimensions:

Ground Floor	267 sq m	(2,874 sq ft)
First Floor	104.7 sq m	(1,127 sq ft)
Total	371.7 sq m	(4,001 sq ft)

NB. Not inspected by Allsop, areas provided by Vendor.

Tenancy

The property is at present let to TESCO STORES LTD for a term of 20 years from 25th November 2014 at a current rent of £48,500 per annum. The lease provides for rent reviews every fifth year of the term linked to RPI (min. increase 1% and max. increase 4%) and contains full repairing and insuring covenants.

(1) The tenant has an option to determine the lease at the tenth year anniversary, upon six months' notice.

Tenant Information

No. of Branches: 3,378 UK stores.

Website Address: www.tesco.com

For the year ended 23rd February 2013, Tesco Stores Limited reported a turnover of £42.66bn, a pre-tax profit of £921,000,000, shareholders' funds of £3.255bn and a net worth of £3.11bn. (Source: riskdisk.com 06.11.2014.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website 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

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