

# Chessington One Stop Convenience Store Cox Lane Surrey KT9 1SG

- **Virtual Freehold Convenience Store Investment**
- Let to One Stop Community Stores Ltd
- New 15 year lease expiring 2026 (1)
- Rent Review 2016
- Current Rent Reserved  
**£30,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Virtual Freehold. To be held on a 999 year lease from completion at a peppercorn rent.

## Location

Chessington is located approximately 5 miles south of Kingston upon Thames, 5 miles north of Leatherhead and 17 miles south-west of Central London. The town benefits from good road communications including two junctions on the A3 which, along with the A243, provide access to Junctions 9 and 10 of the M25 motorway, approximately 2½ miles to the south.

The property is situated on Cox Lane, at its junction with Oakcroft Road within a mixed use area, a short distance from the Kingston by-pass (A3).

## Description

The property is arranged on ground floor only to provide a recently fitted out convenience store with customer parking to the front and service access to the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>16.6 m</b>	<b>(54' 6")</b>
<b>Shop Depth</b>	<b>10.3 m</b>	<b>(33' 9")</b>
<b>Built Depth</b>	<b>14.9 m</b>	<b>(48' 10")</b>
<b>Ground Floor (GIA)</b>	<b>224 sq m</b>	<b>(2,411 sq ft)</b>

## Tenancy

The property is at present let to ONE STOP STORES LTD for a term of 15 years from 21st February 2011 at a current rent of £30,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, subject to the exclusion of uninsured risks.

(1) The tenant has an option to determine the lease at the tenth anniversary.

## Tenant Information

One Stop Stores Ltd are wholly owned by Tesco plc.  
No. of Branches: 500.

Website Address: [www.onestop.co.uk](http://www.onestop.co.uk)

For the year ended 27th February 2010, One Stop Stores Ltd reported a turnover of £529.58m, a pre-tax profit of £24.83m and a net worth of £34m. (Source: riskdisk.com 19.04.2011)

## VAT

VAT is applicable to this lot.

## Documents

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

