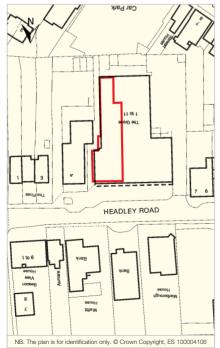
Grayshott Sainsbury's Unit 1, Grove House Headley Road Hindhead Surrey GU26 6LE

- Virtual Freehold Supermarket Investment
- 418.5 sq m (4,505 sq ft) supermarket
- Let to Sainsbury's Supermarkets Limited until 2027 (1)
- Rent Reviews linked to RPI capped and collared (3.5% and 1.5%)
- Current Gross Rent Reserved

£85,525 pa

EIGHT WEEK COMPLETION AVAILABLE







Tenure

Virtual Freehold. To be held for a term of 999 years from completion at a fixed rent of Ω 100 per annum.

Location

Grayshott is an attractive village lying within the National Trust countryside on the north-east Hampshire/Surrey border, 45 miles south-east of London, 15 miles south-east of Guildford, 8 miles south of Farnham and 4 miles north-west of Haslemere. Grayshott lies adjacent to the A3 Hindhead Tunnel which links directly with the M25 (Junction 10) 20 miles to the north-east.

The property is situated in the Grayshott Conservation Area on the south side of Headley Road between its junctions with Crossways Road and The Avenue. There is a public car park directly behind the property.

Occupiers close by include NatWest and Lloyds Banks, Haart and Gascoignes Estate Agents, Co-Operative Food and Lloyds Pharmacy.

Description

The property is arranged on ground floor only to provide a ground floor supermarket, which forms part of a larger building the remainder of which does not form part of the property to be sold. The supermarket benefits from the right to use one private parking space.

The property provides the following accommodation and dimensions:

The property provided t	no renewing accommodation and	allitionioni
Gross Frontage	13.25 m	(43' 6")
Net Frontage	9.25 m	(30' 4")
Shop Depth	29.50 m	(96' 9")
Built Depth	44.25 m	(145' 2")

Ground Floor Sales Ground Floor Ancillary Total 294.5 sq m (3,170 sq ft) 124.0 sq m (1,335 sq ft) 418.5 sq m (4,505 sq ft)

Tenancy

The property is at present let to SAINSBURY'S SUPERMARKETS LTD for a term of 15 years from 15th March 2012 at a current rent of £85,525 per annum. The lease provides for rent reviews every fifth year of the term linked to RPI, capped and collared at 3.5% and 1.5%, and contains full repairing and insuring covenants, by way of service charge.

(1) The lease contains a tenant's option to break at the end of the tenth year.

Tenant Information

No. of Branches: 1,200.

Website Address: www.sainsburys.co.uk

For the year ended 15th March 2014, Sainsbury's Supermarkets Limited reported a turnover of $\mathfrak{L}23.919$ bn, a pre-tax profit of $\mathfrak{L}810$ m, shareholders' funds of $\mathfrak{L}4.86$ bn and a net worth of $\mathfrak{L}4.706$ bn. (Source: riskdisk.com 23.02.2015.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 55 Band C (Copy available on website).



