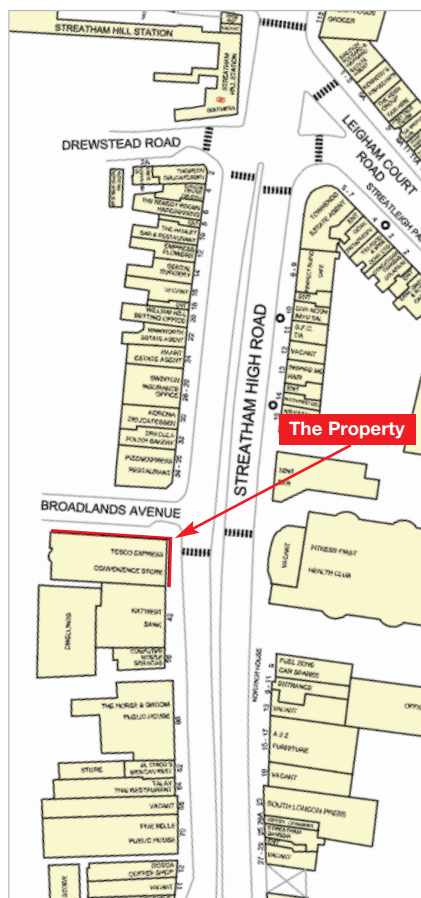


London SW16 **50 Streatham High Road** **Streatham** **SW16 1DA**

- **Freehold Convenience Store Investment**
- Let to Tesco Stores Ltd until 2022
- Single storey convenience store with future development potential
- Densely populated south London location close to Streatham Hill Overground Station
- RPI Linked Rent Review 2017
- Current Rent Reserved

£81,759 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Streatham is a densely populated south London suburb situated in the London Borough of Lambeth on the A23 some 6 miles south of Central London. Communications are excellent with Streatham Hill Station to the north and Streatham to the south. Numerous bus services run along Streatham High Road which itself connects to the M23 and M25 motorways, 12 miles to the south.

The property is situated on the western side of Streatham High Road (A23) at its junction with Broadlands Avenue immediately to the south of Streatham Hill Overground Station (London Victoria from 17 minutes). Occupiers close by include Pizza Express, NatWest (both adjacent), Halifax, Swinton, Winkworth amongst many others.

Description

The property is arranged on ground and part mezzanine floors to provide a ground floor convenience store with staff and storage accommodation to the rear. There is a mezzanine area that is not presently accessible.

The property provides the following accommodation and dimensions:

Gross Frontage	13.75 m	(45' 2")
Net Frontage	12.55 m	(41' 2")
Shop Depth	22.7 m	(74' 6")
Built Depth	31.7 m	(104' 0")

Ground Floor Sales	279 sq m	(3,003 sq ft)
Ground Floor Ancillary/Storage	112 sq m	(1,206 sq ft)
Mezzanine	Not Inspected	
Total	391 sq m	(4,209 sq ft)

NB: Floor areas are gross internal.

Tenancy

The entire property is at present let to TESCO STORES LTD for a term of 15 years from 6th July 2007 at a current rent of £81,759 per annum. The lease provides for rent reviews every fifth year of the term linked to RPI, capped and collared at 1% and 4%, and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.tesco.com

For the year ended 23rd February 2013, Tesco Stores Limited reported a turnover of £42,622m, a pre-tax profit of £921m, shareholders' funds of £3,255m and a net worth of £3,113m. (Source: riskdisk.com 22.04.2014.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 98 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Vendor's Solicitor Ms J Boot, Wallace LLP. Tel: 0207 636 4422 e-mail: jackie.boot@wallace.co.uk

