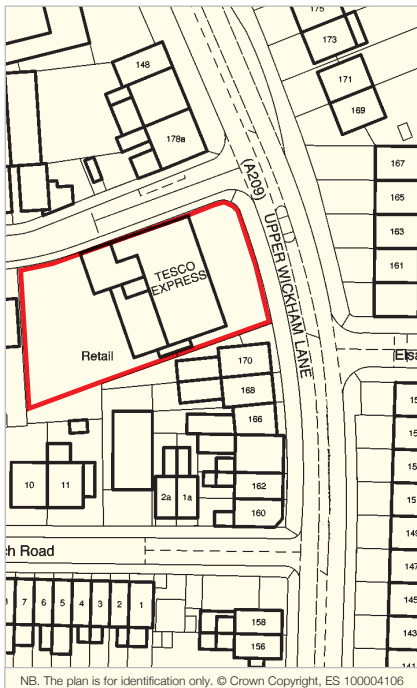


Welling

**172 Upper Wickham Lane
Kent
DA16 3DX**

- **Freehold Convenience Store and Residential Ground Rent Investment**
- Shop let to Tesco Stores Limited until 2032 (1)
- Located in a predominantly residential area fronting the A209
- Rent Review 2022
- Total Current Rents Reserved
£54,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Welling is a popular and densely populated residential suburb situated in the London Borough of Bexley, lying some 11 miles south-east of central London.

The property is situated on the west side of Upper Wickham Lane, at its junction with Queens Road.

Occupiers close by include Costcutter and Lidl, amongst other independent traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor convenience store with residential accommodation above which has been sold off on a long lease.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Tesco Stores Limited (1)	Ground Floor 349.11 sq m (3,758 sq ft)	20 years from 16.03.2012 Rent review every 5th year (2) FR & I	£54,000 p.a.	Rent Review 2022
First and Second Floors	Individual(s)	Flats	999 years from 08.11.2012	Peppercorn	Reversion 3011

(1) No. of Branches: 3,400. Website Address: www.tesco.com

For the year ended 25th February 2017, Tesco Stores Limited reported a turnover of £40.134bn, a pre-tax profit of £266m, shareholders' funds of £1.265bn and a net worth of £749m. (Source: Experian 06.06.2018.)

(2) Tenant's option to break at the end of the 10th and 15th years.

NB: Not inspected by Allsop. Areas taken from www.gov.uk

Total £54,000 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 S Hayward Esq, Rice-Jones & Smiths Solicitors. Tel: 0207 269 9977 e-mail: sh@londonrjs.co.uk