Erith
Tesco Express
Northend Road
DA8 3PL

- **Freehold Convenience Store Investment**
- Let to Tesco Stores Ltd
- Lease expires 2024 (no breaks)
- Includes 3 bed flat above and on-site parking for 19 cars
- Densely populated south-east London commuter suburb
- Rent Review 2019
- Current Rent Reserved
£62,608 pa

SIX WEEK COMPLETION AVAILABLE

NB. The plan is for identification only. © Crown Copyright, ES 100004106

Tenure
Freehold.

Location
Erith is a densely populated south-east London commuter suburb in the London Borough of Bexley which lies 18 miles south-east of central London and 5 miles north-west of the M25. The town benefits from regular rail services to London Cannon Street in 36 minutes and it is located adjacent to the River Thames.
The property is situated on the west side of Northend Road (A206) at the roundabout junction with South Road.

Description
The property is arranged on ground and one upper floor to provide a ground floor convenience store together with a three bedroom flat above. The property benefits from on-site parking for 19 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	22.15 m	(72' 8")
Built Depth	16.05 m	(52' 8")
Ground Floor	340.70 sq m	(3,667 sq ft)
First Floor Flat – 4 Rooms, Kitchen and Bathroom		

Tenancy
The entire property is at present let to TESCO STORES LTD for a term of 15 years from 29th June 2009 at a current rent of £62,608 per annum. The lease provides for rent reviews every fifth year of the term linked to RPI, annually compounded, capped and collared between 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 £42.622bn, a pre-tax profit of £921m, shareholders' funds of £3.255bn and a net worth of £3.113bn. (Source: riskdisk.com 22.04.2014.)

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
EPC Rating 102 Band E (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
Seller's Solicitor A Tomaszewski Esq, W T Solicitors. Tel: 020 7722 7740 e-mail: wtsolicitors@btconnect.com