



Tenure

Long Leasehold. Held for a term of 999 years (less 3 days) from 28th December 2006 at £250 per annum, subject to RPI review on 28th December 2026 and every 20th year thereafter.

Location

Wimbledon is a popular and prosperous area of south-west London. Durnsford Road forms part of the busy A218 trunk road which runs between Wandsworth and Colliers Wood.

The property is situated in a predominately residential area on the east side of Durnsford Road (A218), between its junctions with Wier Road and Plough Lane. Wimbledon Park Underground Station is approximately 0.5 miles north of the property and Haydons Road Rail Station is 500m to the south.

Occupiers close by include Homebase, Ford, Pets at Home, Vauxhall, Topps Tiles and Jewsons amongst others.

Description

This recently constructed prominent property is arranged on ground floor only to provide a large convenience store extending to 314 sq m (3,380 sq ft).

NB The property is currently being fitted out by the tenant and they are due to start trading on 23rd June 2016.

Tenancy

The property is at present let to CO-OPERATIVE GROUP FOOD LIMITED for a term of 15 years from 18th December 2015 at a current rent of £57,000 per annum. The lease provides for rent reviews linked to CPI (subject to a minimum 1% and a maximum 3%) every fifth year of the term.

(1) There is a tenant option to determine in December 2025.

Tenant Information

No. of Branches: 2,800.

Website Address: www.co-operative.coop

For the year ended 4th January 2014, Co-operative Group Food Limited reported a turnover of £10.534bn, a pre-tax loss of £277m, shareholders' funds of £2.037bn and a net worth of £756m. (Source: Experian 02.06.2016.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

London SW19

23 Durnsford Road Wimbledon SW19 8GT

- **Virtual Freehold Convenience Store Investment**
- Let on a new 15 year lease to the Co-operative Group Food Limited (1)
- Index linked reviews every fifth year
- Prominent corner property within an affluent residential area
- Located close to Wimbledon Park Underground Station and Haydons Road Station
- Index Linked Rent Review 2020
- Total Gross Rent Reserved
£57,000 pa

SIX WEEK COMPLETION AVAILABLE

