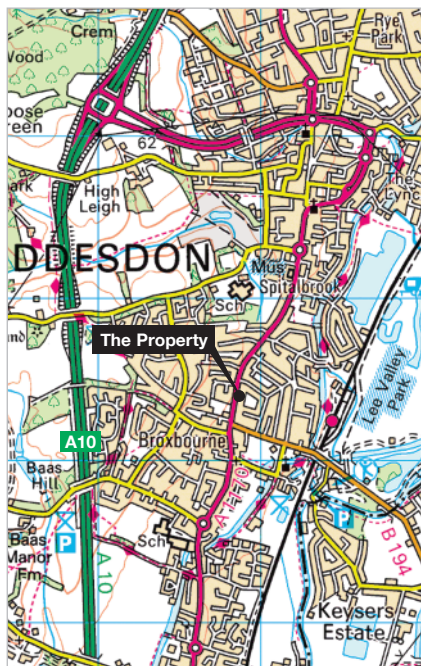# Broxbourne

Sainsbury's Local
55-59 High Road
Hertfordshire
EN10 7HX

- **Virtual Freehold Convenience Store Investment**
- Let to Sainsbury's Supermarkets Ltd until 2030 (1)
- Situated in a popular commuter town
- Includes a right to park 23 vehicles in car park
- Rent Review 2020
- Total Current Rents Reserved
  ## £70,000 pa

SIX WEEK COMPLETION AVAILABLE

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

Tenure
Leasehold. Held for a term of 999 years from 25th May 2017 at a ground rent of a peppercorn.

Location
Broxbourne is a popular Hertfordshire commuter town located less than a mile south of Hoddesdon and access to the A10, whilst Cheshunt is some 3.5 miles to the south. Broxbourne Rail Station provides regular services to London Liverpool Street and Cambridge. The property is situated on the east side of High Road, close to its junction with Station Road.
Occupiers close by include Papa John's, Post Office and a range of independent retailers in a predominantly residential area.

Description
The property is arranged on ground floor only to provide a convenience store.

The property provides the following accommodation and dimensions:

Ground Floor	443 sq m	(4,768 sq ft)

NB. Areas taken from Valuation Office Agency

Tenancy
The entire property is at present let to SAINSBURY'S SUPERMARKETS LTD for a term of 15 years from 6th March 2015 at a current rent of £70,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.
(1) There is a tenant's option to determine in the tenth year.

Tenant Information
For the year ended 11th March 2017, Sainsbury's Supermarkets Ltd reported a turnover of £23.234bn, a pre-tax profit of £342m, shareholders' funds of £4.498bn and a net worth of £4.353bn. (Source: Experian 18.09.2018.)

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

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