

London SE10

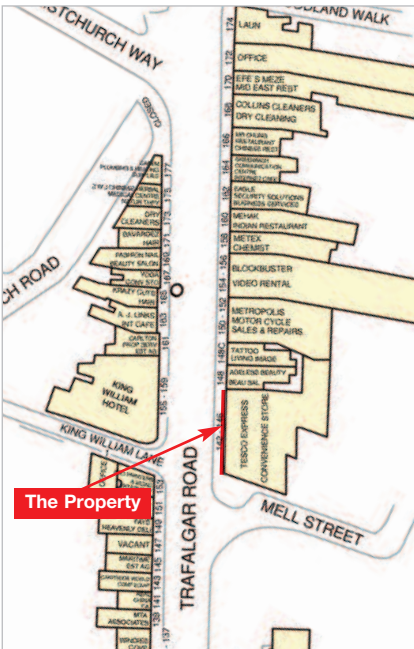
Tesco Convenience Store

142-146 Trafalgar Road
Greenwich
SE10 9TZ

- **Virtual Freehold Convenience Store Investment**
- Let to Tesco Stores Ltd on a lease expiring in 2022 without breaks
- Rent Reviews RPI linked with no collar or cap
- Situated in a popular London suburb close to the O2 Arena
- Rent Review 2017
- Current Rent Reserved

£74,219 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Long Leasehold. Held for a term of 999 years from and including 26th January 2012 at a fixed rent of a peppercorn.

Location

The London Borough of Greenwich has a population in excess of 210,000 and was formed in 1965 from the former Metropolitan Boroughs of Greenwich and Woolwich.

The property is situated on the southern side of Trafalgar Road (A206) at its junction with Mell Street and serves the needs of the surrounding residential area.

Occupiers close by include a wide range of shops, pubs and restaurants. Greenwich's town centre and Cutty Sark Docklands Light Railway Station are within 3/4 of a mile and Maze Hill Station, the National Maritime Museum and Greenwich Park are within a few hundred yards.

Description

The property is arranged on ground floor to provide a triple fronted convenience store which benefits from ancillary accommodation to the rear. There is rear service access off Mell Street. The upper floors are residential and do not form part of the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	19.00 m	(62' 4")
Net Frontage	17.95 m	(58' 10")
Shop Depth	13.50 m	(44' 4")
Built Depth	22.20 m	(72' 10")
Ground Floor (GIA)	373 sq m	(4,014 sq ft)

Tenancy

The entire property is at present let to TESCO STORES LIMITED for a term of 15 years from 14th May 2007 at a current rent of £74,219 per annum. The lease provides for rent reviews every fifth year of the term, geared to RPI and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 2,700.

Website Address: www.tesco.com

For the year ended 25th February 2012, Tesco Stores Ltd reported a turnover of £41.981bn, a pre-tax profit of £2.126bn and a net worth of £6.894bn. (Source: Experian Riskdisk 10.09.2013.)

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 71 Band C (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 | Natha Esq, Equitas Solicitors. Tel: (01772) 655196 e-mail: inatha@equitasolicitors.co.uk