



Tenure

Virtual Freehold. 999 years from completion at a peppercorn ground rent.

Location

Pinner is an affluent and densely populated London suburb located approximately 10 miles north-west of central London and lies approximately 6 miles from Junction 18 of the M25 Motorway. The property is well located on the south side of Bridge Street, which acts as the principal retail pitch and thoroughfare of the area, some 0.2 miles from Pinner Underground Station (Metropolitan Line). Occupiers close by include NatWest (opposite), Foxtons, Halifax, Boots Chemist, Santander, Barclays, WH Smith, HSBC, Coral, Boots, TSB, Clarks, Nationwide, The Post Office, Caffè Nero and Marks & Spencer convenience store, amongst many others.

Description

The property is arranged on ground floor only to provide a shop with staff/ancillary accommodation to the rear. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage (excl ent to uppers)	7.50 m	(24' 7")
Net Frontage	5.60 m	(18' 5")
Shop Depth	16.15 m	(52' 11")
Built Depth	17.30 m	(56' 9")
Ground Floor	82.60 sq m	(889 sq ft)

Tenancy

The property is at present let to SPORTSWIFT LTD (t/a Card Factory) for a term of 10 years from 19th September 2016 at a current rent of £35,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, by way of service charge.

Tenant Information

Card Factory were established in 1997 and currently trade from over 850 stores throughout the UK.
Website Address: www.cardfactory.co.uk
For the year ended 31st January 2016, Sportswift Ltd reported a turnover of £362m, a pre-tax profit of £92.210m, shareholders' funds of £83.747m and a net worth of £80.967m. (Source: Experian 03.11.2016.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 82 Band D (Copy available on website).

Pinner

47 Bridge Street Middlesex HA5 3HR

- **Virtual Freehold Shop Investment**
- Entirely let to Sportswift Ltd (t/a Card Factory) on a new 10 year lease (no breaks)
- Well located opposite NatWest and close to Boots and Foxtons
- Within 0.2 miles from Pinner Underground Station
- Rent Review 2021
- Current Rent Reserved
£35,000 pa

