lot 7

Iceland, 74 Rye Lane & Holly Grove London SE15 5DQ

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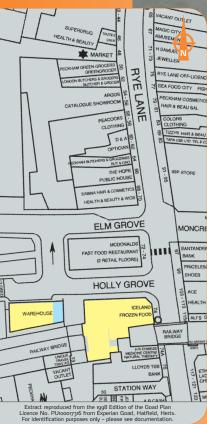
• Entirely let to Bejam Group Limited, guaranteed by Ice Acquisitions Limited, until 2030 (subject to option) Situated adjacent to Peckham Rye Mainline

Railway Station

• Excellent retail position on Peckham's prime retail thoroughfare

- Nearby occupiers include Peacocks, Argos, McDonald's and Santander
- Six Week Completion Period Available





- Location Estimated District Population: 19,500 Miles: 3 miles south of Central London 3 miles from East Dulwich 2.5 miles from Greenwich Roads: A202, A2, A205 South Circular Road, M25 (Junction 2) Rail: Peckham Rye Railway Station and Queens Road Peckham Railway Station

Air: City Airport

The property is situated in a prominent corner position on the western side of Rye Lane at its junction with Holly Grove. Rye Lane is the primary retail thoroughfare in Peckham with occupiers including Peacocks, Argos, McDonald's and Santander.

Tenancy and accommodation

Floor Use Floor Areas (Approx) Gross Rent p.a.x. Reviews Tenant Term
 BEJAM GROUP
 25 years from 28.02.2005
 £103,000

 LIMITED
 until 2030 on a full
 (guaranteed by ice repairing and insuring acquisitions limited)
 lease (3)
361.67 sq m 50.07 sq m 287.62 sq m 172.59 sq m 48.80 sq m (3,893 sq ft) (539 sq ft) (3,096 sq ft) (1,858 sq ft) (525 sq ft) Ground Ground Retail 28.02.2015 and five yearly (4) Retail Staff/Storage Ancillary/Staff Warehouse Storage First Ground Mezzanine Warehouse/Ancillary First 148.40 sq m (1,597 sq ft) Totals 1,069.15 sq m (11,508 sq ft) £103,000 (i) Bejam Group Limited is a subsidiary of Ice Acquisitions Limited. For the year ending 26th March 2010, Ice Acquisitions Limited reported a net worth of £54,783,000, turnover of £94,000 and pre-tax profits of £56,000 (Source: www.riskdisk.com 20/a/2010) Iceland is one of Britain's fastest-growing and most innovative retailers, recognised as one of the best companies to work for in the UK currently trading from over 700 stores across the UK. For further information, please go to www.riskdisk.com 20/a/2011 in for the traditional provider and the subject in the UK currently trading from over 700 stores across the UK. For further information, please go to www.releand.co.uk (2) Please note that the tenant has subject the self-contained warehouse at the rear. The sub-tenant is not currently in occupation. For further information, please refer to the legal documents. (3) The tenant benefits from an option to determine on the 20th anniversary of the term, on providing no less than 12 months' prior written notice. (4) The rent is reviewed to the higher of open market rental value or an increase of 2.5% per annum compound of the initial rent.

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The property comprises a ground floor retail unit with ancillary and storage accommodation on the first floor. The property benefits from a return frontage onto Holly Grove and a loading area to the rear of the property where a goods lift serves the ground and first floor. In addition to the retail unit is a self-contained warehouse which benefits from a

Leasehold. The property is held from Network Rail under two leasehold interests. The area shaded yellow is held for 99 years from 25th December 1933 until 2032. The area shaded blue is held for a term of 97 years from 25th December 1935 until 2032. An aggregate fixed rent of £400 is payable under the leases.

roller shutter door and frontage to Holly Grove.

VAT is applicable to this lot.