

lot 26

Rent
£41,750
per annum
exclusive

The Co-Operative Travel, 108/108A High Street Eltham SE9 1BW

Freehold Retail Investment

- Let to Thomas Cook Travel Ltd guaranteed by Thomas Cook Group UK Ltd
- Prominent position on Eltham High Street
- Self-contained offices on first and second floors
- Popular affluent London suburb in the Royal Borough of Greenwich
- Six Week Completion Available



On behalf of
The co-operative estates



Location

Miles: 8 miles south-east of Central London
Roads: A20, A2, A205 (South Circular)
Rail: Eltham Railway Station, direct to London Victoria, Cannon Street and Charing Cross
Air: London City Airport

Situation

The property is situated in a prominent position on Eltham High Street, close to public transport links and forms part of the Chequers Parade. Nearby occupiers include Marks & Spencer, Boots the Chemist, Costa and McDonald's.

Description

The property comprises ground retail unit with a further two upper floors used as ancillary accommodation. In addition, the property benefits from a basement.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	102.35 sq m (1,105 sq ft)	THOMAS COOK TRAVEL LTD guaranteed by Thomas Cook Group UK Ltd (t/a The Co-operative Travel) (1)	10 years from 01/10/2011 until 2021 on a full repairing and insuring lease (2) (3) (4)	£41,750	01/10/2016
Basement	Ancillary Storage	29.25 sq m (315 sq ft)				
First	Office	41.82 sq m (450 sq ft)				
Second	Office	45.78 sq m (492 sq ft)				
Ground Floor Totals		219.20 sq m (2,362 sq ft)			£41,750	

- (1) For the year ending 30th September 2010 Thomas Cook Group UK Limited reported a total net worth of £718,887,000. (Source: www.riskdisk.com 18/04/2012) On 4th October 2011 Thomas Cook Group, The Co-Operative Travel and Midlands Co-Operative established a joint venture to combine their UK High Street travel and foreign exchange businesses, creating the UK's largest travel retailer with around 1,200 branches across England, Scotland, Wales and Northern Ireland.
- (2) The lease provides for a tenant's option to determine on the 1st October 2016.
- (3) The seller pays a £500 per annum licence for a fire escape.
- (4) The lease is subject to a Schedule of Condition.
- (5) The first and second floors have been sublet to Omer & Company Accountants.

For further details please contact:

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