

lot 2

The Co-Operative Travel, 67/69 Woolwich New Road Woolwich, Royal Borough of Greenwich, London SE18 6EE

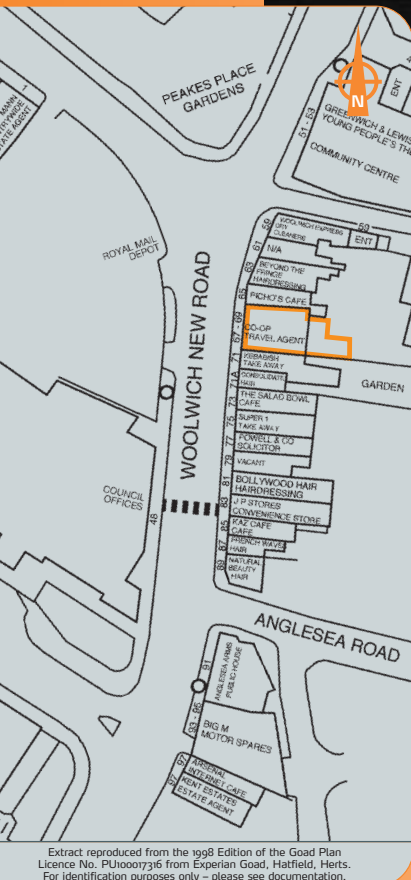
Rent
£21,500
per annum
exclusive

Freehold Retail Investment

- Let to Thomas Cook Travel Ltd guaranteed by Thomas Cook UK Ltd
- Located in Woolwich town centre close to the Woolwich DLR and Woolwich Arsenal Station
- Nearby occupiers include Greenwich Council, Auto Trader, Co-Operative Foods and the Post Office
- Six Week Completion Available



On behalf of
The co-operative estates



Location

Miles: Woolwich town centre
3 miles east of Greenwich
10 miles south-east of Central London
Roads: A205 (South Circular) A20, A2
Rail: Woolwich Arsenal Station, Woolwich DLR
Air: London City Airport

Situation

The property is situated in Woolwich town centre, some 100 metres from Woolwich Arsenal Station and the recently completed Docklands Light Railway extension. The property also benefits from excellent communication routes via the A205 (South Circular) and A2 roads. Nearby occupiers include Co-Operative Foods, Auto Trader, The Post Office and Greenwich Council.

Description

The property comprises ground floor retail unit with first floor ancillary accommodation. In addition the property also 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	102.89 sq m (1,108 sq ft)	THOMAS COOK TRAVEL LTD guaranteed by Thomas Cook Group UK Ltd (t/a The Co-operative Travel) (1)(4)	10 years from 01/10/2011 until 2021 on a full repairing and insuring lease (2) (3)	£21,500	01/10/2016
Basement	Ancillary Storage	72.59 sq m (781 sq ft)				
First	Office and Ancillary accommodation	69.95 sq m (753 sq ft)				
Totals		245.43 sq m (2,642 sq ft)			£21,500	

(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)

(2) The lease provides for a tenant's option to determine on 1st October 2016.

(3) The lease is subject to a Schedule of Condition.

(4) 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.

For further details please contact:

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