

lot 36

The Co-Operative Travel, 91/91A High Street
Welling, Kent DA16 1TY

Rent
£7,800
per annum
exclusive

Freehold Retail Investment

• Let to Thomas Cook Travel Ltd,
guaranteed by Thomas Cook Group UK
Ltd (trading as The Co-Operative Travel)

• Nearby occupiers include Morrison's
Supermarket, Domino's and Boots the
Chemist

• Six Week Completion Available

Ref: 6005/PC/TR
PA: SC



On behalf of
The **co-operative** estates

Location

Miles: 11 miles south-east of Central London
Roads: A207, A2
Rail: Welling Rail Station, direct to London Bridge and London
Cannon Street
Air: London City Airport, London Gatwick

Situation

The property is situated in a prominent position on Welling High Street, in the London Borough of Bexley. Nearby occupiers include the substantial Morrison's supermarket, Boots the Chemist and Domino's Take Away Pizza.

Description

The property comprises ground retail unit with an additional upper floor of ancillary accommodation.

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	43.90 sq m (473 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)	£7,800	01/10/2016
First and Second	Ancillary accommodation	28.40 sq m (306 sq ft)				
Totals		72.30 sq m (778 sq ft)				

- (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 the 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.

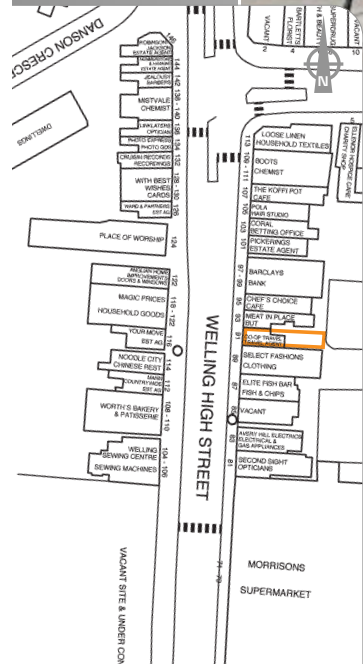
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