

One Stop Convenience Store, 125 Denmark Hill London SE5 8EJ

lot 3

Long Leasehold Retail Investment

- Let to One Stop Stores Limited (owned by Tesco Plc) until 2028 (subject to option)
- Popular South East London Suburb

- 100 metres from the busy Kings College Hospital
- Immediately adjacent to Ruskin Park
- Six Week Completion

Rent
£40,000
per annum
exclusive
(gross),
£39,650 per
annum
exclusive (net)



On behalf of
Trustees

Location

Miles: 3 miles south-east of Central London
Roads: Denmark Hill (A215), South Circular Road (A205), A23
Rail: Denmark Hill Overground Station (Approx 9 mins to London Victoria & 17 mins to London Bridge)
Air: London Heathrow Airport, London City Airport, London Gatwick Airport

Situation

The property is prominently situated on the east side of the busy Denmark Hill (A215) immediately opposite Ruskin Park in the popular south-east London district of Camberwell. Central London is some 3 miles north of Camberwell. The property benefits from being some 100 metres from Kings College London one of London's largest hospitals.

Description

The property comprises ground floor retail accommodation and forms part of a larger modern residential building.

Tenure

Long Leasehold. Held for a term of 125 years from 25th November 2006 until 2131 at £350 per annum exclusive. The rent is to be increased by £100 pax every 25 years.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	129.02 sq m (1,389 sq ft)	ONE STOP STORES LIMITED (1)	15 years from 22/07/2013 until 2028 on a full repairing and insuring lease (2)	£40,000	22/07/2023
Totals		129.02 sq m (1,389 sq ft)			£40,000	

(1) One Stop Stores Limited are ultimately owned by Tesco Plc and for the year ending 23rd February 2013 reported a turnover of £719,904,000, pre-tax profits of £37,012,000 and a total net worth of £132,934,000. (Source: www.riskdisk.com 24.02.2014)
(2) The lease provides for a tenant option to determine the lease on 22nd July 2023.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

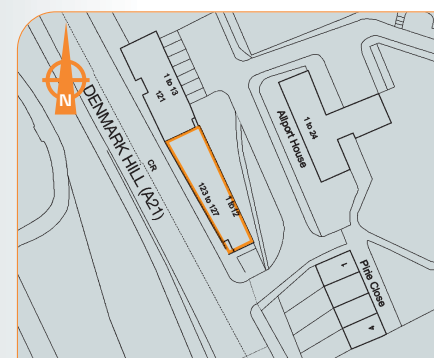
Associate Auctioneers:

Symon Smith & Partners
277-281 Oxford Street, London W1C 2DL.
Tel: +44 (0)20 7495 7020.
Email: alan@symonsmith.com
Ref: Alan Millinder.



Solicitors:

Austin Weinberg Solicitors
24A Church Lane, London N2 8DT.
Tel: +44 (0)20 8815 0720.
Email: austin@austinweinberg.co.uk
Ref: Austin Weinberg.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office
© Crown Copyright 100020449. For identification purposes only.