

lot 22

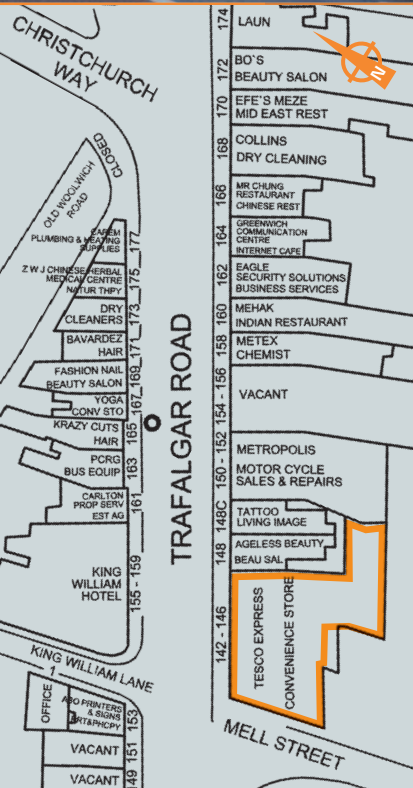
**Tesco Convenience Store, 142-146 Trafalgar Road  
Royal Borough of Greenwich, London SE10 9TZ**

Rent  
**£74,219**  
per annum  
exclusive

Virtual Freehold Retail Investment

- Let to Tesco Stores Ltd until 2022
- 1.4 miles from the O2 Arena, 0.4 miles from the University of Greenwich

- 500m from Greenwich Park and National Maritime Museum
- Popular tourist location
- Rent Reviews linked to Retail Price Index



**Location**

Miles: 7 miles south-east of Central London  
10 miles north of Croydon  
13 miles west of Dartford

Roads: A102, A2, A20, A206

Rail: Cutty Sark (DLR), Maze Hill Railway Station

Air: London City Airport, London Heathrow Airport, London Gatwick Airport

**Situation**

The Royal Borough of Greenwich is one of London's most important tourist destinations being home to Greenwich Park, the Royal Observatory, the Cutty Sark and the National Maritime Museum, all in close proximity to the property. The property is situated on the south side of the busy Trafalgar Road (A206) at the junction with Mell Street, close to the O2 Arena and the University of Greenwich.

**Description**

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

**Tenure**

Virtual Freehold. Held for a term of 999 years from 26/01/2012 at a peppercorn rent.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	373 sq m (4,014 sq ft)	<b>TESCO STORES LTD</b>	15 years from 14th May 2007 until 2022 on a full repairing and insuring lease	£74,219	2017 (reviewed in line with Retail Price Index) (2)
<b>Totals</b>		<b>373 sq m (4,014 sq ft)</b>			<b>£74,219</b>	

- (1) Tesco Stores Ltd, for the year ending 23/02/2013, reported a turnover of £42,662,000,000, pre-tax profits of £921,000,000 and a total net worth of £3,113,000,000. (Source: www.riskdisk.com 22/04/2014)
- (2) The lease permits for the rent to be reviewed in line with the Retail Prices Index. See rent review clause in the lease for details.

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**Dentons UKMEA LLP**   
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

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