

Co-Operative Supermarket, 29-31 Elmshott Lane Cippenham, Slough, Berkshire SL1 5QS

lot 24

Freehold Retail Investment

- Let to Somerfield Property Company Ltd (t/a Co-Op) until 2020
- Important 2010 rent review
- Approximately 515.50 sq m (5,554 sq ft)
- Prominent Position opposite Cippenham Junior School
- Nearby occupiers include RSPCA, Nationwide Building Society and National Tyres & Autocare

Rent
£36,000
per annum
exclusive



Location

Miles: 21 miles west of London
18 miles east of Reading
32 miles south-east of Oxford
Roads: A4, M4, M25, M40
Rail: Slough (direct access to London Paddington Railway Station)
Air: Heathrow Airport

Situation

The property is situated in Cippenham Village opposite Cippenham Junior School in a predominantly residential area. Cippenham is situated approximately 2 miles to the west of Slough's town centre and 0.25 miles south of the A4 dual carriageway. Nearby occupiers include RSPCA, Nationwide Building Society and National Tyres & Autocare.

Description

The property comprises a GROUND FLOOR RETAIL UNIT with STORAGE and ANCILLARY ACCOMMODATION to the rear and on the first floor. The tenant also occupies the adjoining interconnecting unit.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. | Reviews |
|---------------|-------------------|------------------------|--------------------------|--|---|----------------|---------------------------|
| Ground | Retail | 268 sq m | (2,890 sq ft) | SOMERFIELD PROPERTY COMPANY LTD (formerly GATEWAY PROPERTIES LTD) (1) | 30 years from 25/12/1990 until 31/10/2020 | £36,000 | 25/12/2010 and 25/12/2015 |
| | Storage/Ancillary | 169.92 sq m | (1,829 sq ft) | | | | |
| First | Ancillary | 77.58 sq m | (835 sq ft) | | | | |
| Totals | | 515.50 sq m (2) | (5,554 sq ft) (2) | | | £36,000 | |

(1) For the year ending 2nd May 2009, Somerfield Property Company Limited reported a turnover of £43,739,000, pre-tax profits of £84,272,000 and a net worth of £462,110,000. Somerfield Stores Limited is a subsidiary of Co-Operative Group Limited. (Source: www.riskdisk.com 20/09/2010)
(2) Please note that the tenant has constructed some buildings on the freehold title outside of the occupational lease demise. These areas have not been included within the accommodation schedule. For full details please refer to the legal pack and the licence for alterations dated 25th June 2007.

For further details please contact:

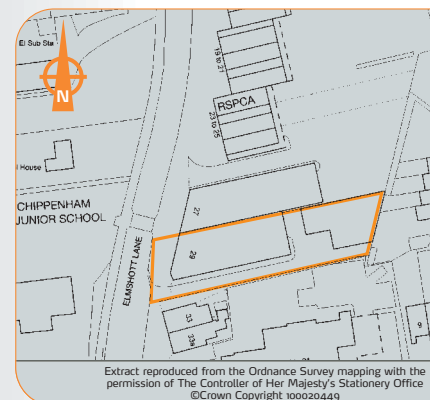
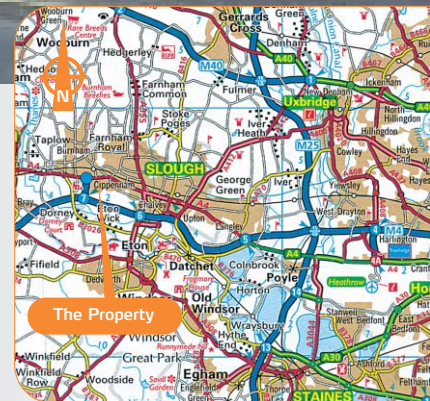
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