

**Tesco Express, 2-6 Whitton Road and 111 London Road, Twickenham,  
London TW1 1BJ**



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## Property Information

### Virtual Freehold Convenience Store Investment

- A highly prominent convenience store within the affluent and desirable London suburb of Twickenham
- Situated at the junction of Whitton Road and London Road within 110 yards (100 metres) of the newly developed Twickenham Railway Station
- Whitton Road provides the main access route linking Twickenham Station and Town Centre with Twickenham Stadium
- Excellent transport links to Central London and London Airports
- The property comprises a **newly configured convenience store unit totalling 406 sq m (4372sq ft)**
- Let to **Tesco Stores Limited for a term of 20 years expiring June 2040** (subject to option)
- Currently producing a rent of £115,000 per annum (£26.30 per sq ft) with 5 yearly rent reviews
- Virtual Freehold (999 years from completion)

### Rent

£115,000 per Annum Exclusive

### Price

£2,200,000 - £2,300,000

### Net Initial Yield

4.92% - 4.70%



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## Location

**Miles** 100 metres of Twickenham Railway Station, 10 miles south west of Central London, 2.6 miles north east of Kingston-upon-Thames

**Roads** A310, A316, A305

**Rail** Twickenham Railway Station

**Air** London Heathrow

Twickenham is an affluent suburban town located in the south-western quadrant of Greater London, popular with City workers and families. This densely populated residential area is the largest town within the London Borough of Richmond, which as a borough, boasts a population of 195,680 residents (Census: 2011). The area contains a significantly above average proportion of adults within the most affluent AB social group (PROMIS). Twickenham continues to benefit from significant residential regeneration, particularly near the Railway Station due to the excellent transport links.

The town is approximately 16.2 km (10 miles) south west of Central London, 4.3 km (2.6 miles) north east of Kingston-upon-Thames and 9.0 km (5.6 miles) east of Heathrow Airport. Twickenham benefits from excellent communication links to Central London and London Airports from Twickenham Station, located approximately 100 metres (110 yards) to the east of the property.

Twickenham is world renowned for Twickenham Stadium (600 m (0.4 miles) to the north west), home of English Rugby with a capacity of 82,500. As well as the venue for home internationals, the stadium hosts other sporting events, concerts and conferences attracting tens of thousands to the town on a regular basis.



## Situation

The property is prominently situated on the northern side of Whitton Road, at its junction with London Road (A310) and within 100 metres (110 yards) of Twickenham Railway Station (Southwestern Railway, Zone 5). The London Road (A310) forms part of Twickenham's prime retail provision some 0.5 miles (800 metres) to the south of the property and both Whitton Road and London Road provide direct access to Chertsey Road (A316) which leads to the M25 motorway to the south west and Richmond/Chiswick to the north west. The property is located in a densely populated residential area with various developments under construction in the vicinity. The area provides a mix of local and multiple retailers/restaurants and the immediate area is of mixed use with retail, offices and residential occupiers. The area immediately to the south of the River Crane is undergoing a major reconfiguration with the following developments of note;

## Brewery Wharf

The recently completed (2019) Brewery Wharf development by Berkeley Group, provides twenty-eight, luxurious four- and five-bedroom houses in an exclusively gated mews location. The development includes an attractive restaurant with piazza overlooking the River Crane.

## Twickenham Gateway

Twickenham Gateway is the ongoing redevelopment of Twickenham Station, a project between Network Rail and Kier. Once completed, the development will provide a brand-new station building with shops and a café at ground floor level and 1,2- and 3-bedroom contemporary apartments above. The development will boost the aesthetics of the station and certainly increase the resultant footfall.

## The Exchange

The Exchange, a community building managed by St Mary's University, includes a 320-seat theatre with daily music events, comedy nights, cinema and theatre production.



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## Description

The property occupies a prominent position within a wider terrace of commercial and residential properties and comprises a newly configured ground floor convenience store benefiting from a significant frontage at the junction of Whitton Road and London Road.

The property benefits from rear access. The remaining parts of the building which are not included in the sale comprise 5 residential flats which are held by the Freeholder and could be available by separate negotiation.

## VAT

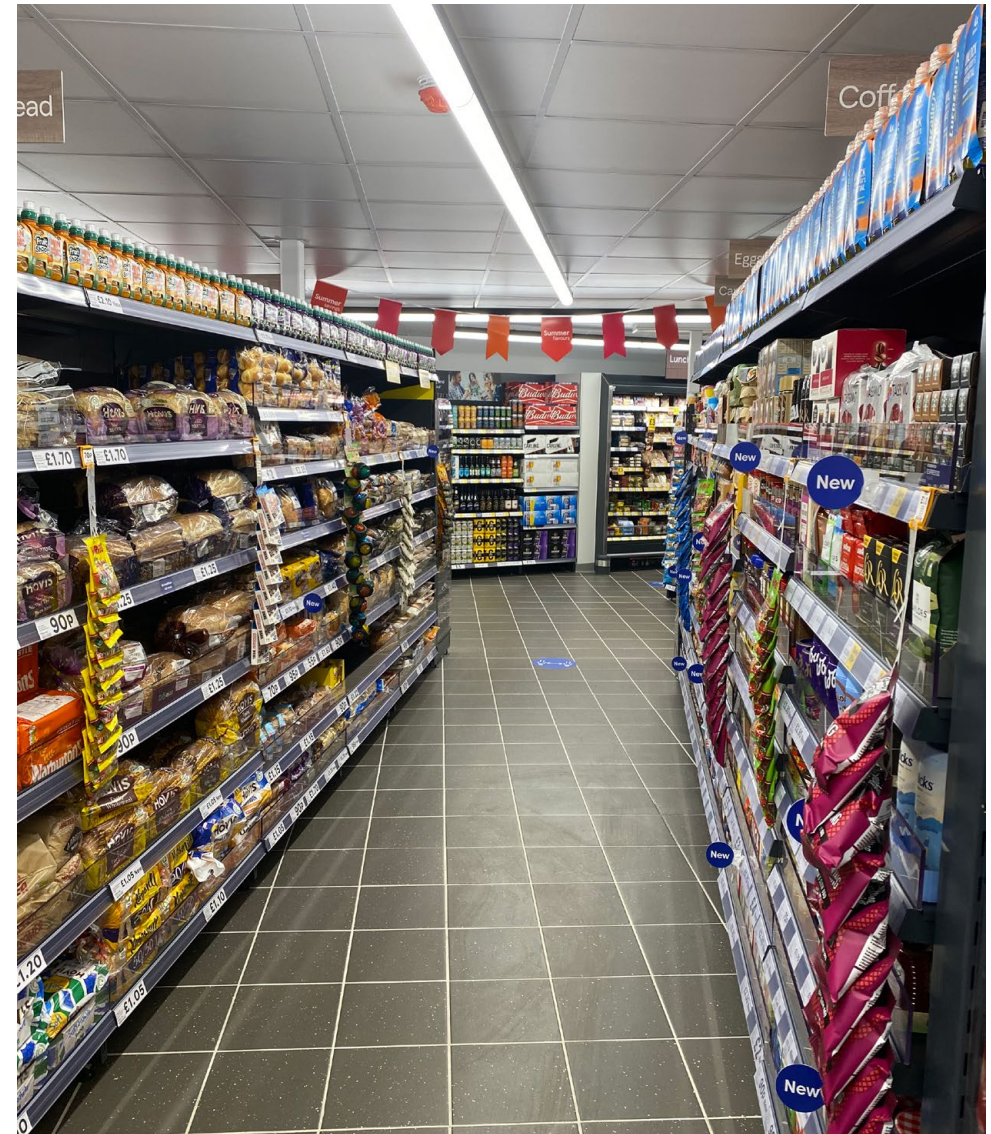
VAT is applicable on this sale. However the sale will be treated as a Transfer of a Going Concern (TOGC) for a qualifying purchaser.

## Completion Period

6 weeks from the date of the contract.

## EPC

The property has an EPC rating of "B" and is valid until 9th March 2030.



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## Tenancy and Accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent	Rent Review
Ground	Convenience Store	406.00 sq m (4,372 sq ft)	Tesco Stores Limited (CRN 00519500)	20 years from 29th June 2020 until 28th June 2040 on a Full Repairing and Insuring lease (1)	£115,000	29th June 2025 and 5 yearly

(1) The lease is subject to a tenant option to determine the lease on the expiry of the 15th year of the term.

## Covenant

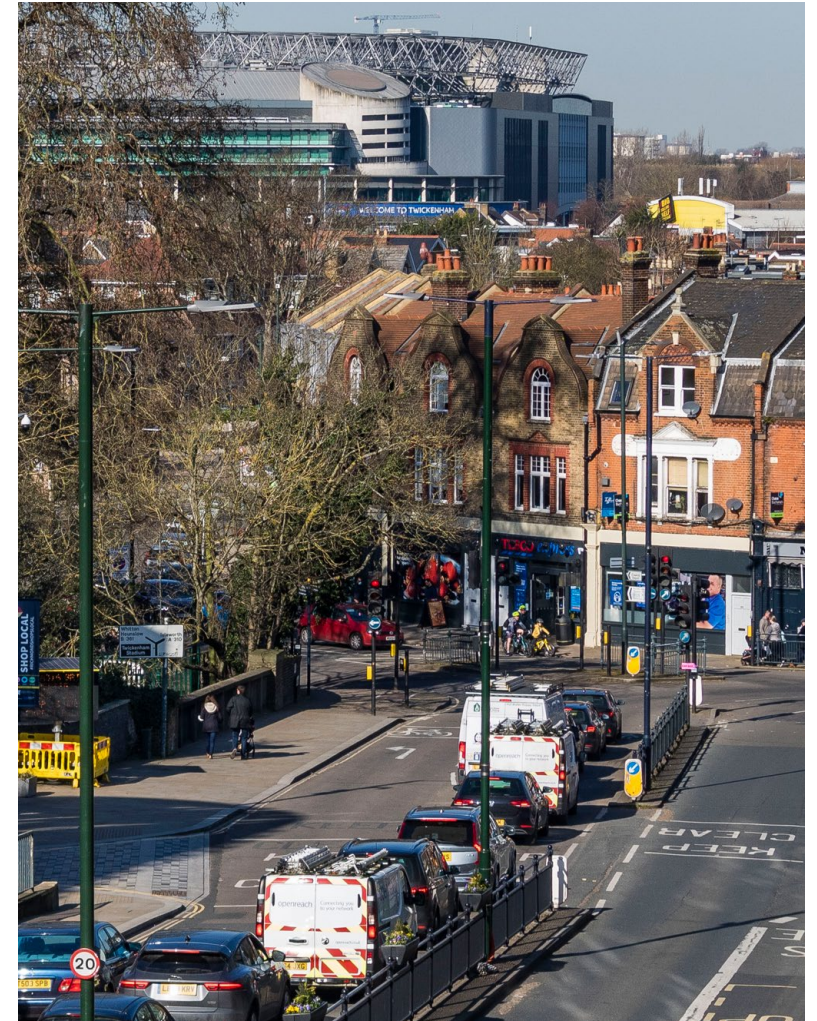
Tesco has become the UK's largest retailer and the third largest grocery retailer in the world operating some 7,000 outlets nationwide with almost 257,000 employees. Tesco plc is listed on the London Stock Exchange and is a constituent of the FTSE 100 (Source tesco.com) Tesco Stores plc is the ultimate owner of Tesco Stores Limited.

For the year ending 29th February 2020 Tesco Stores Limited (CRN 00519500) reported a Turnover of £42,951,000,000, a pre-tax profit of £1,151,000,000 and Shareholder Funds of £5,334,000,000. (Northrow, 25/02/2021).

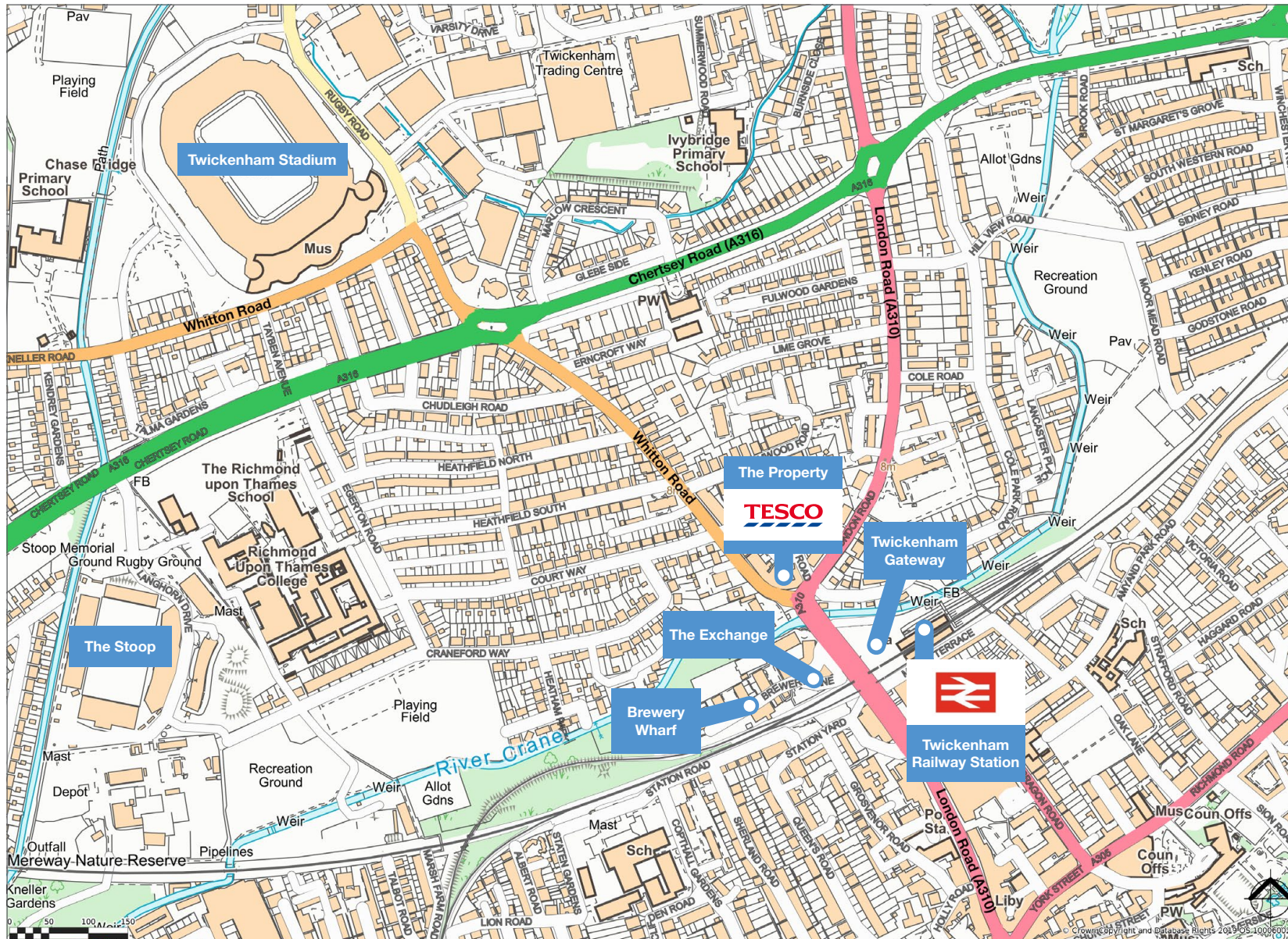


## Tenure

Virtual Freehold. Held for a term of 999 year lease at a fixed peppercorn rent from completion of the sale.

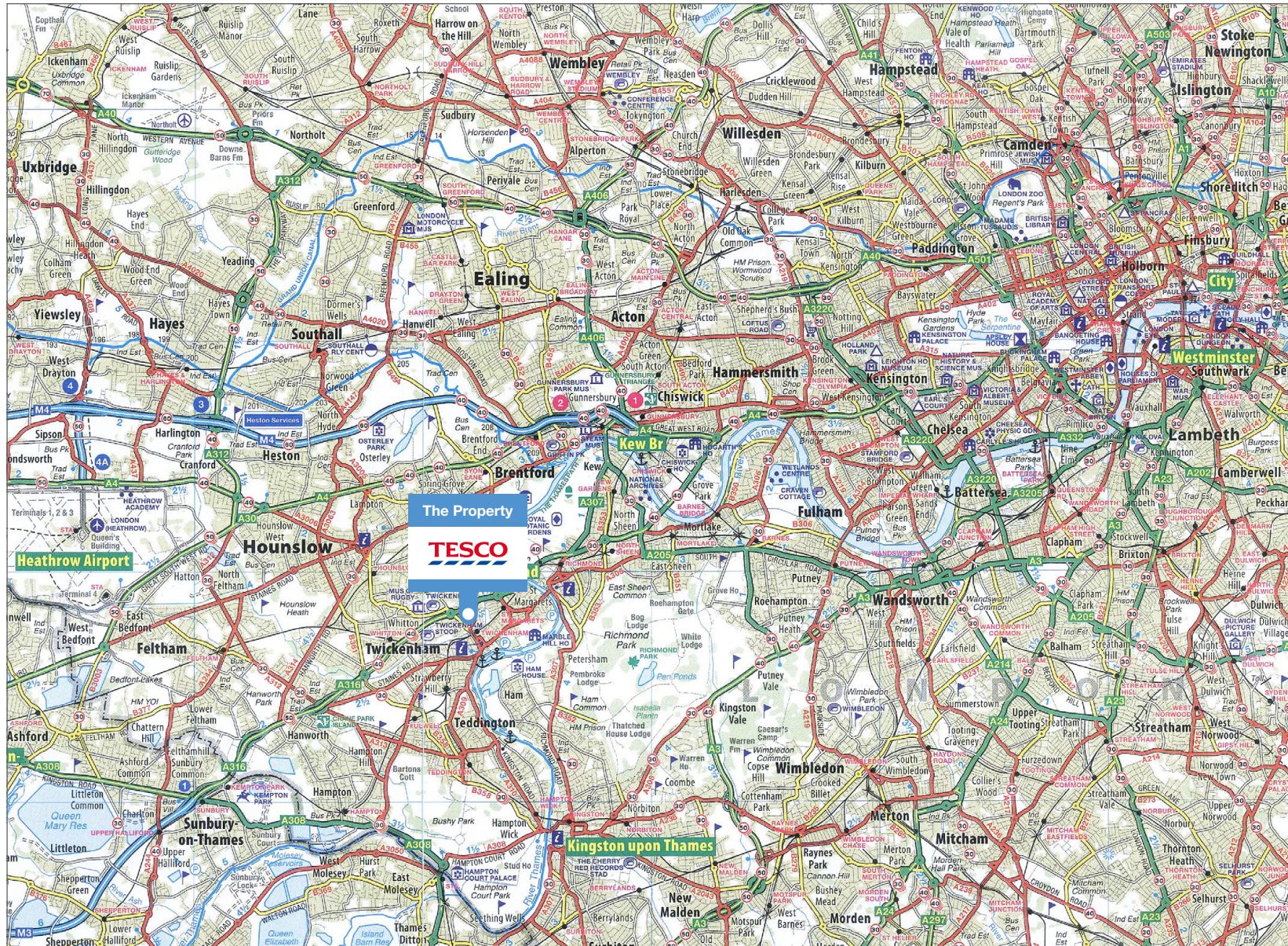


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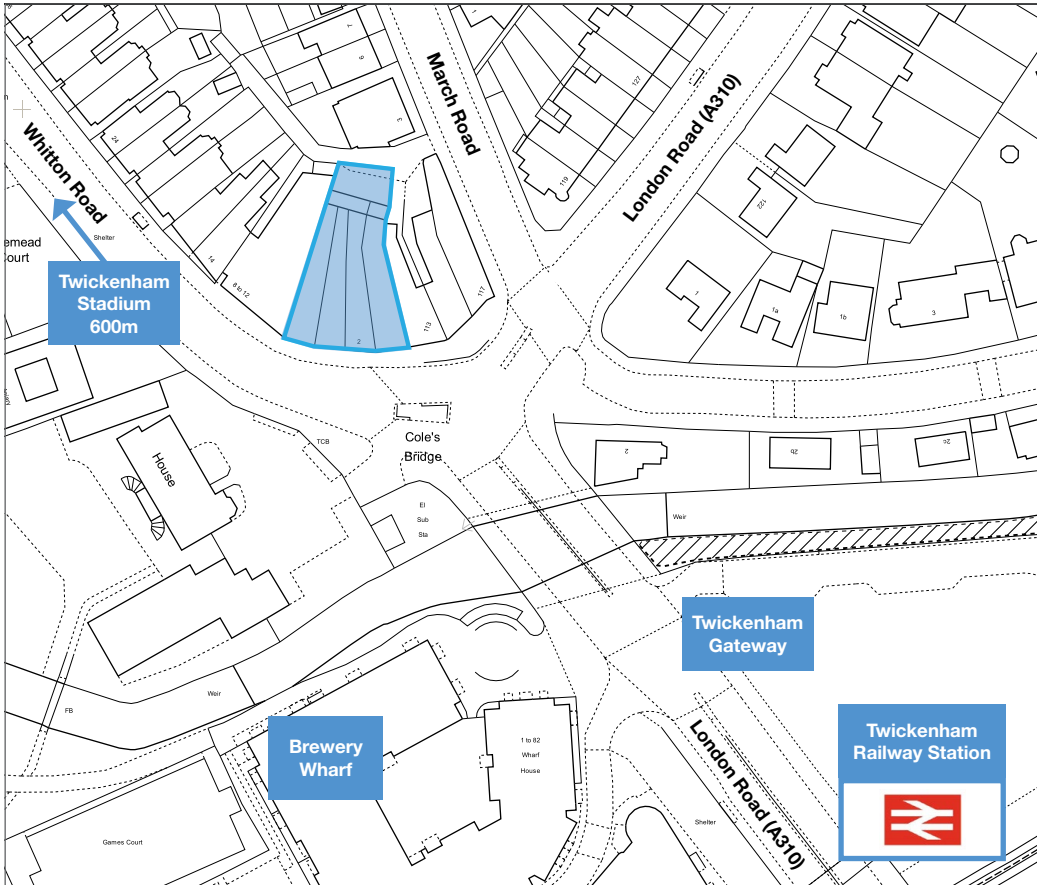




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## Method of sale

### For sale by Acuitus Bespoke Online Sale

- To be offered by online sale (unless sold or withdrawn prior) on Tuesday 30th March 2021 - 12pm
- A full legal pack is available to download from [www.acuitus.co.uk](http://www.acuitus.co.uk)
- Pre-registered bidders only will be permitted to bid
- For terms and conditions of sale view the property details at [www.acuitus.co.uk](http://www.acuitus.co.uk)

### Price

£2,200,000 - £2,300,000

### Net Initial Yield

4.92% - 4.70%  
(assuming standard purchasers costs of 6.32%)

## Contacts

### Acuitus

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For further information or if you wish to arrange a viewing then please do not hesitate to contact us.

### Seller's Solicitors

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