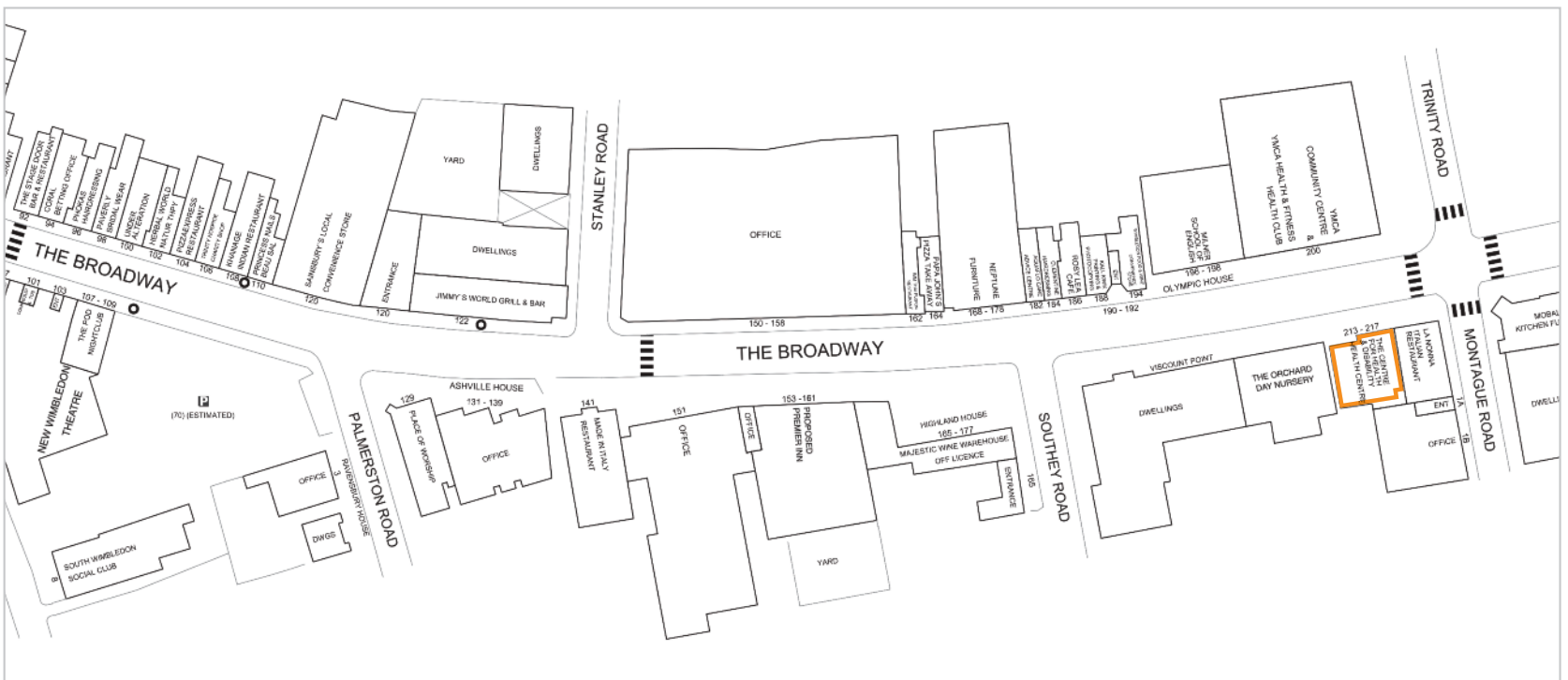


Lot 21

£81,505 per annum
(Gross)

The Centre for Health and Disability Assessments, Unit A, The Quadrant, 213-217 The Broadway, **Wimbledon, London SW19 1NL**

Health Assessment Centre Investment in Affluent South West London Suburb



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Tenancy and accommodation

Lot 21

£81,505 per annum
(Gross)

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Offices	213.68 sq m (2,300 sq ft)	THE SECRETARY OF STATE FOR HOUSING, COMMUNITIES AND LOCAL GOVERNMENT (1)	10 years from 01/04/2018 until 31/03/2028 (2) on an effectively full repairing and insuring lease	£81,505	01/04/2023 (3)
Total		213.68 sq m (2,300 sq ft)			£81,505	

- (1) The Centre for Health and Disability Assessments provides a service assessing the eligibility for benefits of people who are out of work due to long-term illness, or as a result of a disability or health condition, on behalf of the Department for Work and Pensions (DWP) (Source: www.chdauk.co.uk 12/06/2018).
- (2) The lease is subject to a tenant option to determine on 31st March 2023.
- (3) The rent is reviewed every 5 years to CPI and is compounded annually (collared at 1% and capped at 5% per annum).

Key Details

- Let to The Secretary of State for Housing, Communities and Local Government
- New 10 year lease from April 2018 (subject to option)
- CPI linked Rent Review in April 2023 (compounded annually and collared at 1% p.a. and capped at 5% p.a.)
- Prosperous South West London suburb
- Government-let Investment

Location

- Miles:** Less than 1/2 mile from Wimbledon Rail Station
1.5 miles from All England Tennis Club
- Roads:** A24, A219 (The Broadway)
- Rail:** Wimbledon Railway Station
South Wimbledon Railway Station (both less than 1/2 mile away)
- Air:** London Heathrow Airport
London Gatwick Airport

Situation

Wimbledon is a prosperous and popular suburb situated south-west of Central London and 5 miles south-east of Richmond-upon-Thames. The area benefits from good communications being adjacent to the A3. Renowned worldwide for its annual tennis tournament, Wimbledon is also well established as a commercial and retailing centre, the latter being focused on the Centre Court Shopping Centre, located on The Broadway. The property is situated on the southern side of The Broadway, Wimbledon's principal thoroughfare. The surrounding areas comprise residential, retail and office uses. Wimbledon is home to a number of global company headquarters, including Lidl, Capsticks, Close Brothers and Unibet. Other occupiers on The Broadway include Nando's, Five Guys, TK Maxx, Uniqlo, Sainsbury's Local, Morrisons and The Wimbledon Theatre.

Description

The property comprises a health assessment centre arranged on the ground floor only, forming part of a larger mixed-use building. The property benefits from permitted use as B1 offices or such other use for which the landlord shall provide consent.

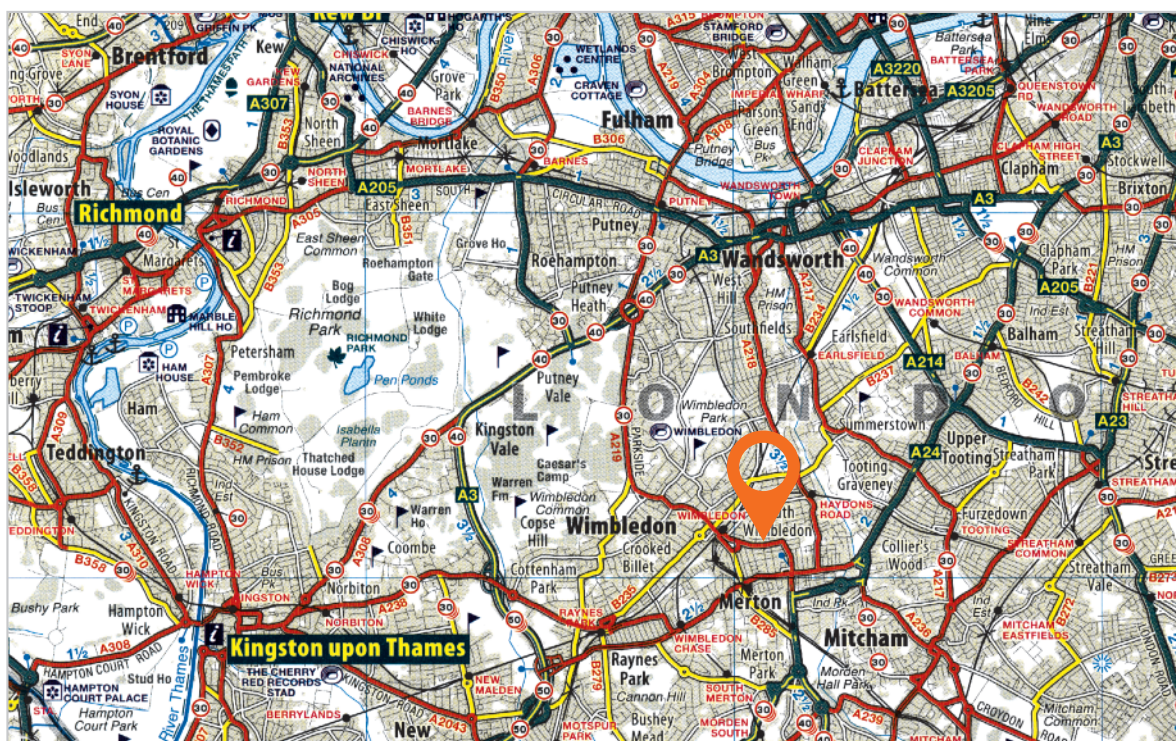
Tenure

Virtual Freehold. Held for a term of 999 years from 31st May 2002 until 30th May 3001 (983 years unexpired) at a current ground rent of £500 p.a. The headlease provides for fixed rental increases of £100 every 100 years, the next being May 2102.

VAT

VAT is applicable to this lot.

Six Week Completion



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