

# Lot 24

£89,000 Per Annum  
Exclusive rising to a  
minimum of £93,539 pax  
in December 2022

## Coop Convenience Store, 136 Southwark Bridge Road, London, SE1 0DG

### Central London Convenience Store Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Convenience Store	335.00 sq m	(3,606 sq ft)	CO-OPERATIVE GROUP FOOD LIMITED (CRN IP26715R) (1)	15 years from 27th December 2012 until 2027 (2)	£89,000	27th December 2022. Reviewed in line with RPI subject to a minimum of 1% and a maximum of 4% per annum exclusive.
<b>Totals</b>		<b>335.00 sq m</b>	<b>(3,606 sq ft) (3)</b>			<b>£89,000 rising to a minimum of £93,539 pax in December 2022</b>	

- (1) Co-Operative Food Group Limited are one of the worlds largest consumer co-operatives, owned by millions of members. and are the UKs fifth biggest food retailer with more than 2,500 local, convenience and medium-sized stores nationwide.  
(Source: [www.co-operative.coop/about-us/our-co-op](http://www.co-operative.coop/about-us/our-co-op))
- (2) The lease provide for a tenant option to determine the lease on 27th December 2022 on serving 6 months written notice.
- (3) The floor area above has been stated in the headlease.



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### Key Details

- Let to Co Operative Food Group Limited
- Prominent Convenience Store with Post Office
- Situated approximately 1/2 mile south of The City of London
- Rent reviewed in line with the Retail Price Index, Subject to minimum of 1% and a Maximum of 4% per annum compounded

### On Behalf of Trustees

#### Location

- Miles:** City of London less than 1mile  
Westminster 1mile  
The Shard 950 metres
- Roads:** A2, A3, A201
- Rail:** Borough Underground station,  
Southwark Underground station,  
London Bridge Railway and Underground Station.  
Waterloo Railway and Underground Station
- Air:** London City Airport. London Heathrow

#### Situation

The property is situated on the west side of the busy Southwark Bridge Road close to its junction with Great Suffolk Street approximately 800m metres south of the popular and fashionable Borough Market. Southwark Bridge Road links the popular Elephant and Castle with the South Bank and the City of London. This district of London has seen a tremendous transformation from a run of mill, non-affluent Central London suburb to a highly fashionable cosmopolitan hub with significant major residential developments with public spaces that are targeted by highly paid young people that work in the City of London.

#### Description

The property comprises a ground floor retail unit with a significant retail frontage. The property forms part of a larger residential building.

#### Tenure

Virtual Freehold. Held from for term of 999 years from 1st January 2008 at a fixed peppercorn rent.

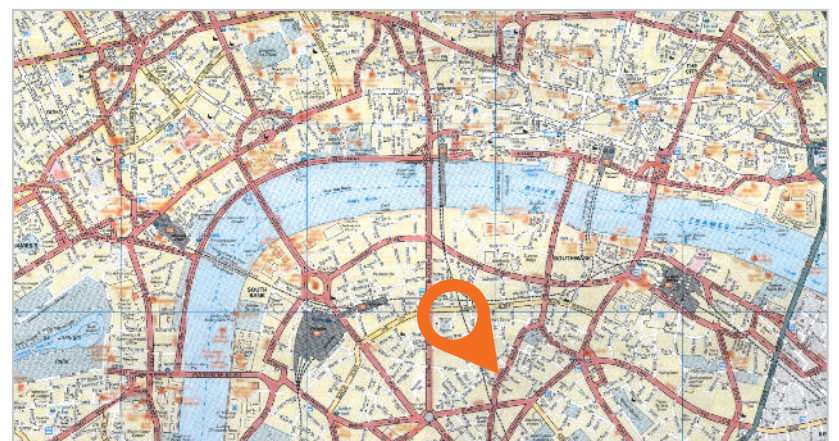
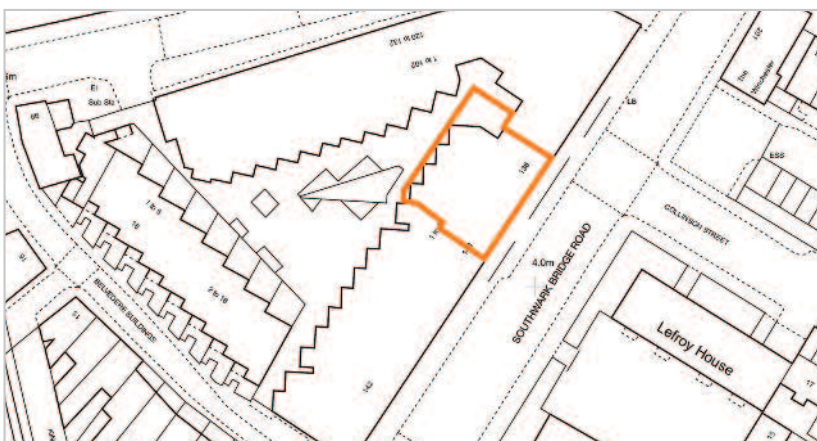
#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Energy Performance Certificate

Band C. See legal pack.



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**Acuitus**  
**John Mehtab**  
+44 (0)20 7034 4855  
+44 (0)7899 060 519  
[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

**Acuitus**  
**Billy Struth**  
+44 (0)20 7034 4854  
+44 (0)7824 705 955  
[billy.struth@acuitus.co.uk](mailto:billy.struth@acuitus.co.uk)

**Seller's Solicitors: Protopapas LLP**  
**Austin Weinberg**  
+44 (0)20 7636 2100  
[Austin.Weinberg@protopapas.co.uk](mailto:Austin.Weinberg@protopapas.co.uk)