

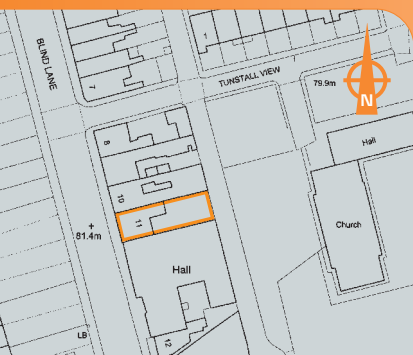
lot 46

**One Stop, 11 Blind Lane, Silksworth  
Sunderland, Tyne & Wear SR3 1AT**

Rent  
**£14,000**  
per annum  
exclusive

**Freehold Retail Investment**

- Entirely let to Linebush III Ltd, t/a One Stop (a subsidiary of Tesco plc) until 2022
- Within a local parade of shops
- Located in a densely populated area
- Close proximity to B1286, A690 and A19
- Six Week Completion Available



**Location**

Miles: 3 miles south of Sunderland city centre  
13 miles south-east of Newcastle upon Tyne  
Roads: A19, A690  
Rail: Sunderland Rail Station  
Air: Newcastle (16 miles), Durham Tees Valley (25 miles)

**Situation**

The property is situated in a predominantly residential area, on the eastern side of Blind Lane in Silksworth, some 3 miles from Sunderland City Centre. Nearby occupiers include a number of independent retailers including The Midas Touch Cafe, Donkins Restaurant and Planet Pizza.

**Description**

The property comprises a ground floor retail unit with first floor storage accommodation, which is currently sealed off.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	154.50 sq m (1,663 sq ft)	<b>LINEBUSH III LIMITED t/a One Stop (1)</b>	15 years from 15/01/2007 until 14/01/2022 on a full repairing and insuring lease	£14,000	15/01/2012 (2) and 15/01/2017
First	Storage	Not Measured				
<b>Totals</b>		<b>154.50 sq m (1,663 sq ft)</b>			<b>£14,000</b>	

- (1) Linebush III Limited is a wholly owned subsidiary of Linebush III Holdings Limited. Linebush III Holdings Limited are a wholly owned subsidiary of One Stop Stores Limited, who in turn are a wholly owned subsidiary of Tesco Plc. One Stop Stores Limited have over 600 shops throughout England and Wales. For the year ending 26th February 2011, One Stop Stores Limited reported a turnover of £551,128,000, pre-tax profits of £21,197,000 and a total net worth of £64,826,000. (Source: www.riskdisk.com 11/09/2012)  
For the year ending 25th February 2012, Tesco Plc reported a turnover of £64,539,000,000, pre-tax profits of £3,835,000,000 and a total net worth of £13,157,000,000. (Source: www.riskdisk.com 21/09/2012)
- (2) The 2012 Rent Review is outstanding.

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