

lot 32

Sainsbury's, 421 Lordship Lane Wood Green, London N17 6AG

Rent
£70,000
per annum
exclusive
(subject to
note 3
opposite)

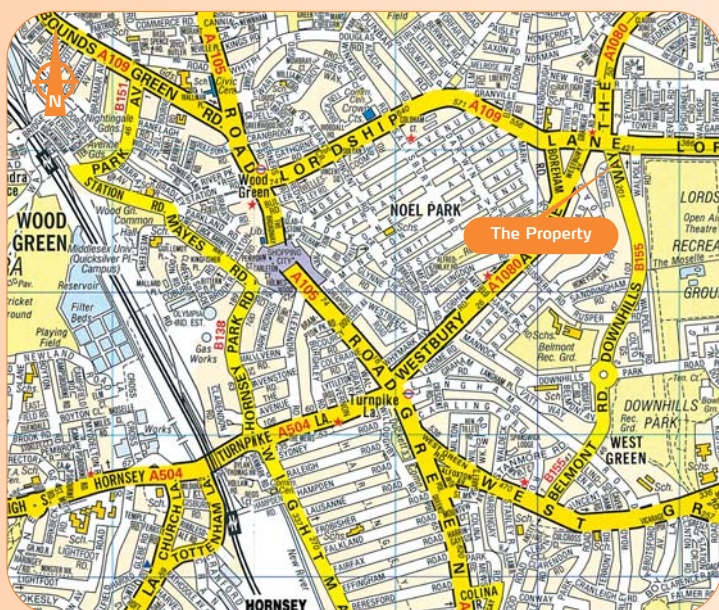
Freehold Supermarket Investment

- Let to Sainsbury's Supermarkets Ltd on a new 15 year lease (subject to option)
- 5 yearly Open Market rental reviews
- Busy and popular suburb of North London
- Nearby occupiers include Ladbrokes, Paddy Power, William Hill
- Six Week Completion Period Available



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Location

Miles: 2.5 miles east of Muswell Hill
5.2 miles north-east of Hampstead Heath
5.5 miles north of the City of London
Roads: A1, A10, A105, A406 (North Circular)
Rail: Wood Green Underground (Piccadilly), Turnpike Lane Underground (Piccadilly), Alexander Palace Rail
Air: London City, London Heathrow, London Luton, London Stansted

Situation

Wood Green is a popular North London suburb and a major North London Retail Centre that benefits from strong rail, tube and road links that is located close to Turnpike Lane. The property is situated in a prominent corner position on the south of Lordship Lane at the junction of Great Cambridge Road. Nearby occupiers include Paddy Power, Ladbrokes and William Hill amongst a mix of local occupiers.

Description

The property comprises a prominent ground floor retail unit benefiting from a significant frontage.

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	319.95 sq m (3,444 sq ft)	SAINSBURY'S SUPERMARKETS LTD (1)	15 years from 16/07/2012 until 15/07/2027 on a full repairing and insuring lease (2)	£70,000 (3)	16th July 2017 and 2022
Totals		319.95 sq m (3,444 sq ft)			£70,000 (3)	

(1) For the year ending 19th March 2011, Sainsbury's Supermarkets Ltd reported a turnover of £21,100,000,000, pre-tax profits of £775,000,000 and a net worth of £3,920,000,000. (Source: www.riskdisk.com 24/02/2012)

(2) The lease provides for a tenant's option to determine on the tenth year of the term subject to at least 6 months notice.

(3) Under the terms of the lease the rent commencement date is the 16th July 2013. The Seller will pay the buyer rent that would have been payable from the completion date to 16th July 2013. Therefore, the property will produce £70,000 per annum exclusive from completion of the sale.

For further details please contact:

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