

lot 19

Abbey Meads Village Centre, Elstree Way Swindon, Wiltshire SN25 4YX

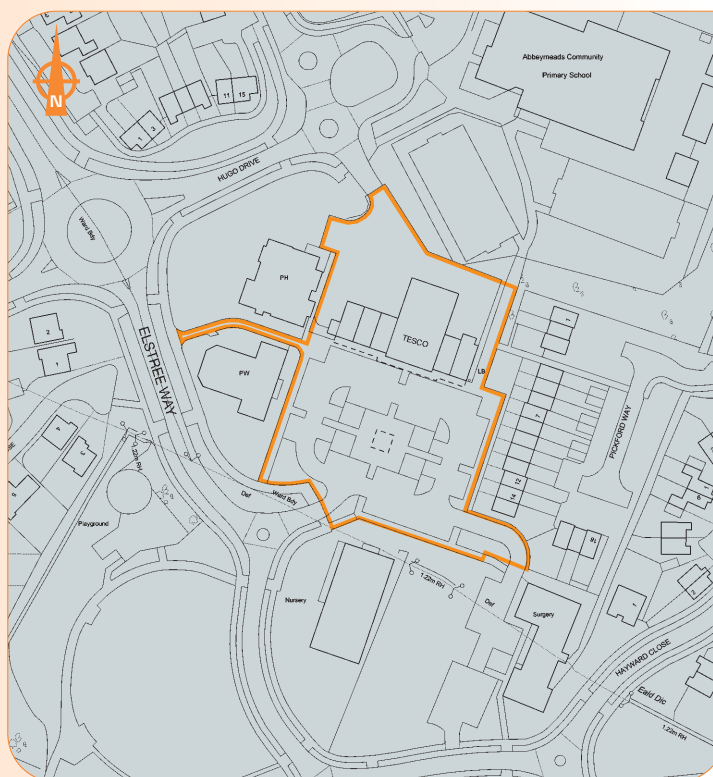
Rent
£107,200
per annum
exclusive

Freehold Neighbourhood Shopping
Centre Investment

- Comprises a supermarket with Post Office, six shops, five flats and an ATM machine
- Tenants include Tesco Stores Limited (t/a Tesco) and Nationwide Building Society

- Approximate site area of 0.6514 hectares (1.6097 acres)
- Large on-site car park
- Six Week Completion Period Available





Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 100020449. For identification purposes only.

lot 19

Rent
£107,200
per annum
exclusive**Location**

Miles: 4.5 miles to Swindon town centre
35 miles north-east of Bath
41 miles to Bristol
Roads: A419, A420, M4 (Junction 15)
Rail: Swindon (Wilts); approximately 1 hour to London Paddington,
45 mins to Bristol Temple Meads
Air: Bristol Airport

Situation

The property is situated in a predominantly residential area approximately 4.5 miles north of Swindon town centre, accessed off the A419 which provides direct access to Junction 15 of the M4 Motorway.

Description

The property, a modern shopping centre, comprises a supermarket with Post Office, six shops, five flats and an ATM machine. The property also benefits from a large on-site car park and an approximate site area of 0.6514 hectares (1.6097 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Units (1)	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Unit 6	Ground	Retail	Not Measured	DEWHURST ESTATE AGENTS LIMITED	125 years from 25/04/2002 until 24/04/2127	£100	25/04/2035 and 33 yearly (2)
Unit 2 and Flat A	Ground and First	Retail/ Residential	Not Measured	ATLANTIC SILVER LIMITED	125 years from 28/07/1999 until 27/07/2124	£100	28/07/2024 and 25 yearly (2)
Unit 5 and Flat	Ground and First	Retail/ Residential	Not Measured	WINTERTHUR LIFE	125 years from 08/08/1999 until 07/08/2124	£100	08/08/2024 and 25 yearly (2)
Unit 3 and Flat 8	Ground and First	Retail/ Residential	39.30 sq m (423 sq ft)	FLAUNT HAIRDRESSING LIMITED	20 years from 01/04/1999 until 31/03/2019	£22,500	01/01/2015
Unit 4 and Flat 11	Ground and First	Retail/ Residential	378 sq m (4,069 sq ft)	TESCO STORES LIMITED (3)	20 years from 28/08/2001 until 27/08/2021	£60,000	28/08/2013 and 28/08/2017
Unit 5	Ground	Retail	54.90 sq m (591 sq ft)	PROSPECT HOSPICE LIMITED	5 years from 03/09/2010 until 02/09/2015	£10,000	
Flat 9	First	Residential	Not Measured	INDIVIDUAL	1 year from 01/10/2009 until 30/09/2010 (4)	£5,400	
ATM Machine	Ground	ATM Machine	N/A	NATIONWIDE BUILDING SOCIETY	Licence for 10 years from 25/08/2004 until 24/08/2014	£9,000	
Total			472.20 sq m (5,083 sq ft)			£107,200	

(1) The units are numbered as per the addresses within their individual leases.

(2) The rental income will increase by £100 p.a.x. at each review.

(3) Tesco Stores Limited is a wholly owned subsidiary of Tesco plc. For the year ending 25th February 2012, Tesco Stores Limited reported a turnover of £41,981,000,000, pre-tax profits of £2,126,000,000 and a total net worth of £6,894,000,000. (Source: www.riskdisk.com 15/01/2013)

(4) The tenant is currently holding over.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4861.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Solicitors

Katten Muchin Rosenman UK LLP
125 Old Broad Street, London EC2N 1AR.
Tel: +44 (0)20 7776 7620.
Email: gavin.vollans@kattenlaw.co.uk
Ref: Gavin Vollans.