

# Sainsbury's Supermarkets Ltd

100 - 106 Haydons Road, Wimbledon, London SW19 1AW

ASHWELL  
ROGERS

Redwood Land Limited



## Investment Summary

- Wimbledon is an affluent South West London suburb with excellent communication links.
- Situated in a prominent residential area amongst various retailers in close proximity.
- Ground floor commercial unit forming part of a newly constructed private residential scheme of 14 apartments built to a high standard and specification.
- Agreement for Lease signed and contracts exchanged with Sainsbury's Supermarkets Ltd on a new 15 year FR&I lease with tenant's option to break in the 10th year at a commencing rent of £65,000 pax.
- 5 yearly rent review patterns based on the Retail Prices Index, capped at 3.5%.
- The property will be held long leasehold at a peppercorn ground rent.
- We are instructed to seek offers in excess of £1,118,000, subject to contract, and exclusive of VAT for our client's long leasehold interest. A purchase at this level would reflect a net initial yield of 5.50% after allowing for standard purchaser's costs of 5.75%.



## Location

Wimbledon is situated in the London Borough of Merton and located 9 miles (14.5 km) south west of Central London. Its exceptional array of amenities has undoubtedly helped to maintain Wimbledon's position as one of London's top business locations.

Wimbledon has a fully integrated transport interchange. Wimbledon Mainline Station provides regular train services to London Waterloo and Victoria with a fastest journey time of 14 minutes. Further links to Central London are provided by Wimbledon Park Underground Station (District Line) and South Wimbledon Underground Station (Northern Line). There is also a local Tram Network providing regular services as far as Croydon.

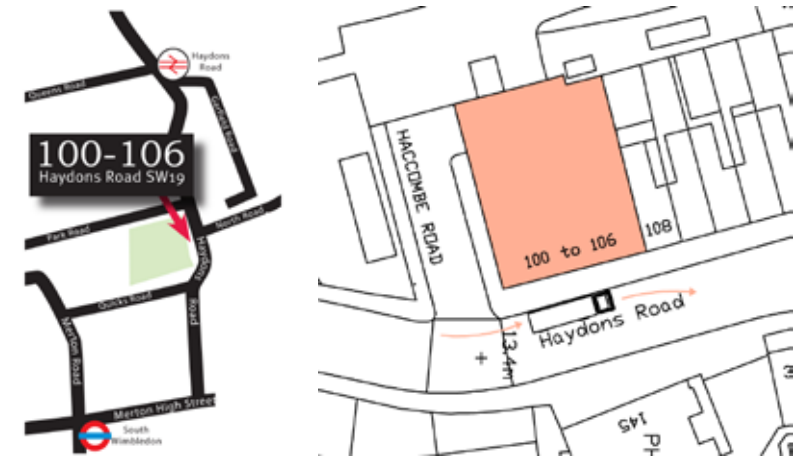
There are excellent road communications with the A3 lying 1.9 miles (3 km) to the west giving direct access to the M25 (Junction 10). The South Circular lies 2.5 miles (4 km) to the north.

London Heathrow Airport is located 15 miles (24 km) to the west, Gatwick Airport about 27 miles (43 km) to the south and London City Airport approximately 15 miles (24 km) to the north east.

## Situation

100 - 106 Haydons Road is ideally located close to the many shops, bars and restaurants in vibrant Wimbledon town centre. The nearest stations are South Wimbledon (Northern Line) and Haydons Road (National Rail), with Wimbledon Station within easy reach offering District Line, Tramlink and further National Rail Services.

Wimbledon itself is well served by the Centre Court shopping centre, multi-screen cinema, M&S Food Hall as well as a diverse selection of restaurants, cafes, bistros, bars and pubs and the recently restored New Wimbledon Theatre and the Polka Theatre. A little up the hill and you're in Wimbledon village with a unique mix of exclusive fashion shops and its own selection of fine restaurants and bars surrounded by Wimbledon Common consisting of 1140 acres of beautiful countryside in London bequeathed to the residents of Merton by Earl Spencer which received the Royal Assent in August 1871. With 2 golf Clubs, horse riding and extensive walks and bike trails it dominates the area.



## Planning

Detailed planning consent was obtained in October 2008 on the scheme as existing, however our clients re-submitted an application on 16th December 2009 for an amendment to increase the size of the ground floor commercial unit. We have been advised that the application has been given a recommendation for approval and that consent should be granted on 11th March 2010.

**Application Number: 09/P2621**

***Extension and reconfiguration of existing ground floor retail unit (Class A1), associated servicing, installation of new shopfront, reconfiguration of existing undercroft car park, provision of new entrance from Haccombe Road to existing flats at upper levels, installation of roof level plant associated with ground floor shop plus new and replacement refuse facilities for the retail and residential use.***

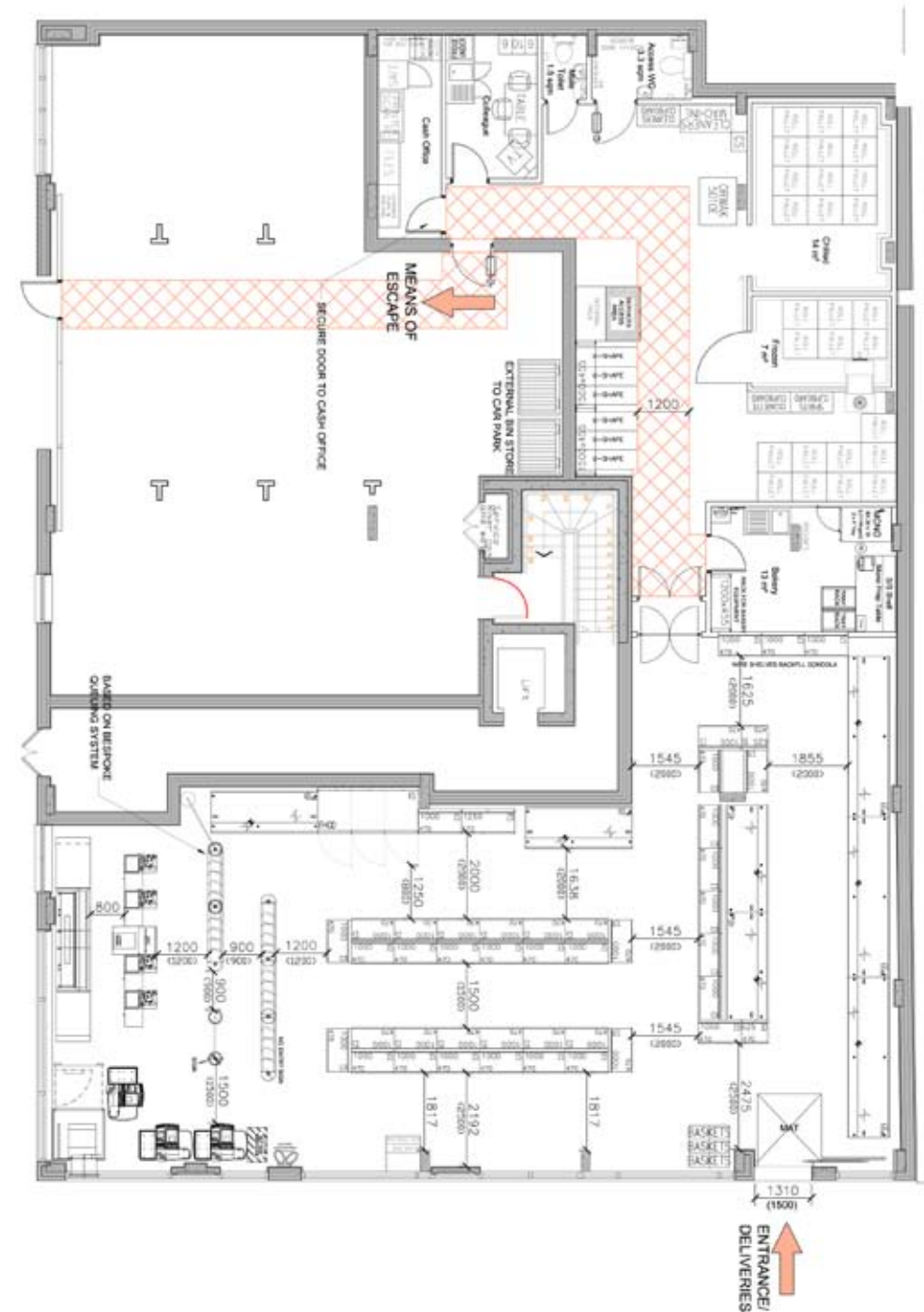
## Description

The property is arranged over ground floor only and forms part of a newly built private residential scheme comprising 14 apartments that have been sympathetically designed and fitted out to a high specification, each with either a balcony or terrace overlooking the attractive recreation grounds. Each apartment also has the added benefit of a secure undercroft car parking space.

The ground floor will be reconfigured by our clients in accordance with the planning application as above, and put into shell condition in accordance with Sainsbury's Supermarkets Ltd specification ready for their standard fit out works. We have been advised that Sainsbury's should be in occupation and trading no longer than 12 weeks from planning approval i.e. mid June 2010

## Accommodation

| Floor  | Use    | Sq Ft (GIA) | Sq M (GIA) |
|--------|--------|-------------|------------|
| Ground | Retail | 3,164       | 293.95     |



## Tenure

The property will be held long leasehold at a peppercorn ground rent.

## Tenancy

An Agreement for Lease has been signed and contracts exchanged with Sainsbury's Supermarkets Ltd on a new 15 year full repairing & insuring lease from practical completion at an initial rent of £65,000 per annum exclusive with a tenant's break option in year 10.

Rental increases are in the 5th and 10th years of the term in line with the Retail Prices Index subject to a cap of 3.5%.

Sainsbury's Supermarkets Ltd will benefit from a 3 month rent free period on either the practical completion date or the date on which they take possession of the premises to carry out their fit out works, whichever is the earlier.

## Covenant Information

For the year ended 21/03/2009, Sainsbury's Supermarkets Ltd reported the following trading figures:-

|                        |                |
|------------------------|----------------|
| <b>Turnover</b>        | £18.91 billion |
| <b>Pre Tax Profits</b> | £548 million   |
| <b>Net Worth</b>       | £3.383 billion |

(Source: Experian Company Report as published by OneSource 18.01.2010)

## Proposal

We are instructed to seek offers in excess of £1,118,000, subject to contract, and exclusive of VAT for our client's long leasehold interest. A purchase at this level would reflect a net initial yield of 5.50% after allowing for standard purchaser's costs of 5.75%.

## VAT

The property has been elected for VAT purposed and therefore VAT is payable on the purchase price.

## Alternative Opportunity

We have been advised that our clients would consider disposing of the residential upper parts comprising of 14 private apartments. This could either be carried out in conjunction with the ground floor commercial unit as a block sale, or alternatively in isolation excluding the commercial unit.

Please note that all the apartments are currently let on AST's expiring on various dates throughout this year.

For further information on this, please contact the joint agents.

## Contact

ASHWELL  
ROGERS

Adam Velleman

T: 020 7292 9000

M: 07879 477 710

E: adam@ashwellrogers.com

Redwood Land Limited

Michael Wallis

M: 07971 082 225

E: mike@redwoodland.co.uk



### MISREPRESENTATION ACT 1967 & DECLARATION

Ashwell Rogers and Redwood Land Ltd for themselves and for the vendors or lessors of this property for whom they act, give notice that:

i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

ii) Ashwell Rogers and Redwood Land Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;


iii) Rents quoted in these particulars may be subject to VAT in addition;

iv) Ashwell Rogers and Redwood Land Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

vi) No employee of Ashwell Rogers and Redwood Land Ltd has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

February 2010. Subject to Contract.

Designed and produced by Colourize Ltd - 020 7117 8255  colourize