

# ZONE 2 LONDON INVESTMENT OPPORTUNITY



**VIRTUAL FREEHOLD SUPERMARKET INVESTMENT FOR SALE**

31 UXBRIDGE RD, LONDON, W12 8LH



**Prideview**  
GROUP



# INVESTMENT SUMMARY

- A well-located virtual freehold Supermarket Investment
- Retail unit of c.3,800 sq ft arranged over 2 floors
- Let to Tesco Stores Limited on a regeared 30-year lease from April 2009 (15.3 years unexpired)
- Rent of £120,000 p.a.
- 5 yearly CPI-linked rent reviews compounded annually (1% - 3% pa), next review in April 2029
- Potential to re-develop in the future (subject to necessary consent)
- Situated on Uxbridge Road in Shepherds Bush a short distance from Westfield Shopping Centre
- A few minutes walk from Shepherds Bush Market underground station

# DESCRIPTION

Conveniently situated in the heart of Shepherds Bush enjoying the prominence of a corner site that attracts significant footfall.

This Victorian end of terrace building was previously home to the historic chain Blockbuster however, is now re-purposed into a very convenient supermarket.

Fronting Uxbridge Road, The immediate location is surrounded by a mix of retail and residential.

The property is a short walk from the well-known Shepherds Bush Market, nearby are a number of well-regarded independent and national retailers.

# TENURE

A new 999 year lease will be granted from completion.





## FLOOR AREAS

Level	sq ft	sq m
Grond Floor	2,650 sq ft	246 sq m
First Floor	1,150 sq ft	106 sq m

\*we have been provided the following floor areas

## TENANCY

The property is let on a FRI lease to Tesco Stores Limited on a re-geared lease for a term of 30 years expiring 16th April 2039 (15.3 years unexpired).

Rent of £120,000 p.a.

The rent is reviewed every 5th year based on CPI, compounded annually subject to a collar of 1% and cap of 3%.

## COVENANT

Tesco Stores Limited, a subsidiary of Tesco Plc which was founded in 1919 and is currently the UK's largest retailer with over 2,853 stores and 354,744 employees in the UK.

Tesco Stores Limited parent company, Tesco Plc is currently listed on the London Stock Exchange in the FTSE 100 Index with a market capitalisation of £24.47bn as of 2023. Tesco Stores limited have been given a Dun and Bradstreet rating of 5A2.

## DEVELOPMENT POTENTIAL

There is a large flat roof to the rear of the building, which provides scope for further development in the future (subject to necessary consent).



## LOCATION

Shepherds Bush has a history that dates back centuries, and its name is thought to have originated from the use of the area as a resting place for shepherds on their way to Smithfield Market in the City of London. In the 19th century, the development of railways contributed to the suburban growth of Shepherds Bush. Residential neighbourhoods, along with industrial and commercial spaces, began to take shape.

The 20th century saw continued urbanization, and Shepherds Bush became a diverse and vibrant part of West London. The area suffered considerable damage during World War II, leading to post-war reconstruction efforts. In the latter half of the 20th century, Shepherds Bush experienced economic and social changes, reflecting broader trends in London and the UK.

Uxbridge Road is a major thoroughfare that cuts through Shepherds Bush and serves as a hub for various activities. It's lined with a mix of shops, restaurants, and businesses, contributing to the area's vibrancy. The Westfield London shopping center, one of the largest shopping malls in Europe, is located near Uxbridge Road, providing residents and visitors with a wide range of retail options.

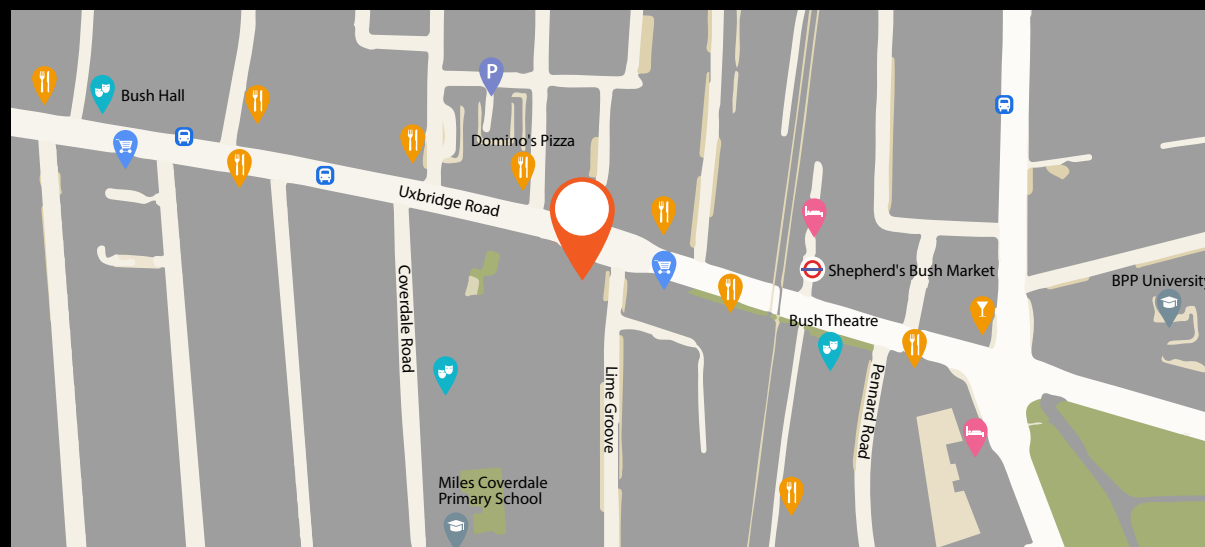
In terms of convenience, Shepherds Bush is well-connected both by public transport and road networks. The Shepherds Bush Tube Station, served by the Central line, provides easy access to central London. Additionally, the Overground and National Rail services are available at Shepherds Bush station. The A4020 road (Uxbridge Road) itself is a major route that connects west London to the city center.

## DEMOGRAPHICS

Shepherds Bush is known for its diverse and multicultural population, reflecting the broader demographic trends of London. The area is home to people from various ethnic backgrounds, and this diversity is often seen in its shops, restaurants, and cultural events.

The demographic composition of Shepherds Bush includes a mix of residents, ranging from young professionals to families. The availability of different types of housing, including Victorian and Edwardian terraced houses, contributes to a varied demographic.

As of 2022 Shepherds Bush Green has a population of 5,570 with the age distribution at the highest count between 20-29 & 30 - 39 year olds.





# CONSIDERATION

Offers In Excess Of:  
£2,200,000 (Two Million Two Hundred Thousand Pounds)

Net Initial Yield	5.13%
Running Yield 2029	5.95% NET
Running Yield 2034	6.89% NET

Running Yield based on CPI forecasts exceeding 3% annually.  
The rent review would be capped at 3% per annum compounded.

# VAT

This property is elected for VAT and we are advised TOGC will apply.

# INFORMATION

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