

REFERENCE: 16015 – Tesco Stores Ltd, London



Prime Retail Investment Let to Tesco Stores Ltd – London

ADDRESS: 25-30 Landmark Square, London E14 9AB

- Let to Tesco Stores Ltd.-UK Company Number 519500
- The entire ground floor retail demise of 4,310 sq ft
- Property is located within luxury residential development
- 2 minutes from Canary Wharf estate

LOCATION

25-30 Landmark Square is located at South Quay just 2 minutes walk from Canary Wharf estate.

The property has a prominent ground floor location close to a main arterial intersection (Marsh Wall and Westferry Road).

SITUATION

The Docklands property market has seen significant growth in the last 20 years and is now an established working and living environment. The Canary Wharf estate currently comprises of 20 million sq. ft. of offices and over 300 shops, restaurants and bars accommodating c.150,000 workers. South Quay has recently seen a number of residential led luxury developments completed. The Landmark, Pan Peninsula, the Lanterns and Baltimore Wharf with significant additional regenerative schemes planned in the near future. The Crossrail link at Canary Wharf is due to open in 2018.

DESCRIPTION

The Landmark development is made up of four residential towers which consist of over 800 residential apartments.

The spectacular development was created by Squire and Partners, the renowned architectural visionaries (www.thelandmark-e14.com). The investment comprises the entire ground floor of 25-30 Landmark Square.

The Tesco unit faces onto Westferry Road and into Landmark Square and is located on the western side of the development.

ACCOMMODATION

25-30 Landmark Square forms the entire ground floor of this residential block. **Total : 4310 Sq. Ft.**

TENANCY

The property is let to Tesco Stores Ltd for 20 years from 18/7/2012 with a break at year 10 at a current rent of **£86,480 per annum**.

There is a standard uplift linked to RPI compounded every 5 years.

VAT: Applicable – a TOGC would be available

TENURE: 999 years Long Leasehold

PRICE: Offers in excess of £ 1700,000 - 5.1%

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