



Supermarket Investment For Sale

**Prime Pitch with Significant Frontage**

**Units 2-4, Norwich House, 11 Streatham High Road, SW16 1DS**

Approx. 5,656 sq ft

## Situation

The premises occupy a prominent pitch on the northern end of Streatham High Road, only a 3-minute walk from Streatham Hill station. The Tenant operates 9 supermarkets across London, Watford, Swindon and Gravesend.

Occupiers in the vicinity include Tesco Express, Fitness First, Nando's, Poundland, PureGym, Virgin Active, and Odeon.

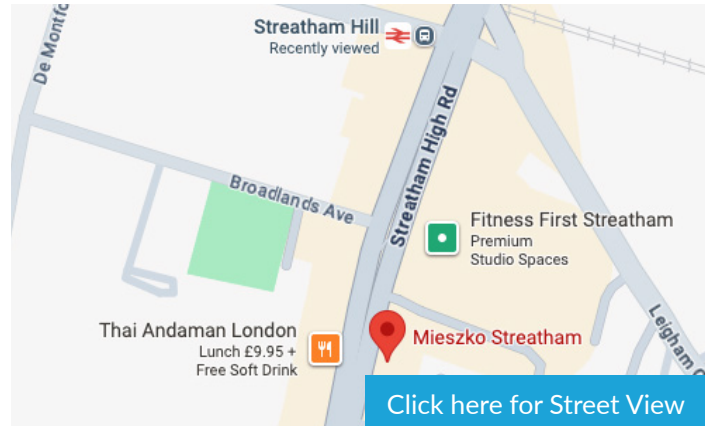


# INVESTMENT FOR SALE

## The Tenant operates 9 supermarkets

### 3-minute walk to Streatham Hill Station

### Prime Pitch with Significant Frontage



[Click here for Street View](#)

## Accommodation

The premises are arranged over ground floor only, providing the following approximate areas:

Ground Floor	5,656 sq ft
<b>Total Internal Area</b>	<b>5,656 sq ft</b> 525.65 sq m



## Tenancy

The property is let on a FRI lease to Mieszko Food City Ltd, for a term of 15-years (held outside The 1954 Act) expiring in February 2032, without breaks.

The rent is £118,500 pax, with next rent review in February 2027 (upwards-only, to the open-market). A rent deposit is held.

## Price

The virtual-freehold is available (250-years from 2015) at a guide price of £1,400,000 (ex. VAT). There is a ground rent payable of £300 pa.

A purchase at this price reflects a Net Initial Yield of 7.96%, after Standard Purchaser's Costs of 6.32%.

## Covenant

Mieszko is a well-established Polish supermarket operator, with 9 locations across London, Watford, Swindon and Gravesend. [Tenant website](#).

## Legal costs

Each party to be responsible for payment of their own costs.

## Contact

For further information please contact:

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