



12-20 Wood Street, London, E17 3HT

Tesco-let retail investment in Walthamstow — £59,547 pa
income - 6.27% gross yield - RPI-linked review due in July 2028

- Prime Walthamstow investment opportunity
- Located in thriving Wood Street area with strong footfall
- Let to Tesco with secure income stream
- Significant potential for long-term growth

Interested?

Request more information.

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Summary

| | |
|----------------|---|
| Available Size | 4,167 sq ft |
| Price | £950,000 |
| Rates Payable | £34,965 per annum Rates are paid by the current tenant in occupation |
| Rateable Value | £63,000 |
| VAT | Not applicable |
| EPC Rating | B (50) |

Description

A rare opportunity to acquire a secure retail investment in a busy London location. The property comprises a substantial ground floor retail unit let to Tesco, generating a current rental income of £59,547 per annum. The lease includes upward-only RPI-linked rent reviews, the last of which was in July 2023 with the next scheduled for July 2028. Offered at a reduced price of £950,000, the investment reflects a gross initial yield of 6.27% and a net initial yield of 5.75% (assuming standard purchaser's costs). The property benefits from prominent frontage, excellent footfall, and long-term income from a strong national covenant.

Location

12-20 Wood Street is prominently situated in the heart of Walthamstow, within the vibrant Wood Street neighbourhood. The area benefits from excellent transport links with Wood Street Overground Station just a short walk away, providing direct services to London Liverpool Street. The surrounding area is a popular and well-established retail and residential location with a strong local customer base and increasing levels of regeneration and investment activity.

Accommodation

The accommodation comprises the following areas:

| Description | sq ft | sq m |
|-------------------|--------------|---------------|
| Ground floor area | 4,167 | 387.13 |
| Total | 4,167 | 387.13 |

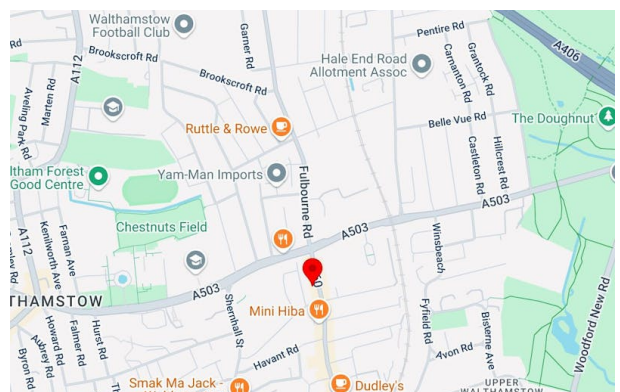
Legal Costs

Each party to bear their own costs in the transaction

Tenure

We are selling the long leasehold investment with the existing 125 year lease dated 1st April 1982.

The lease to Tesco was agreed in September 2013 for a period 20 years, expiring in September 2033.



Viewing & Further Information

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