



2 Hebden Place, Nine Elms, London, SW8 2FR



Virtual Freehold Supermarket investment
Adjacent to Nine Elms Station
FOR SALE

Opportunity Summary

- Situated adjacent to the recently developed Nine Elms underground station providing access to the Northern Line, and next door to the entrance of a large Sainsbury's supermarket, with other nearby occupiers being Waitrose, Starbucks, The Alchemist, and District Coffee
- Nine Elms forms part of the larger Vauxhall Nine Elms Battersea (VNEB) Opportunity Area, which is one of the largest regeneration projects in Europe and most exciting urban regeneration projects that London has ever seen
- Affluent demographic - with 59% of the population categorised 'City Sophisticates' (16.2x larger than the national average) and 40% categorised affluent AB social grade (against a national average of 22.3%)
- The property has a low EPC rating of B-37
- The property comprises a commercial unit set across ground floor (totalling 1,873 sq. ft GIA), situated beneath the landmark Nine Elms Point residential scheme
- The tenant has committed significant CapEx investment in undertaking a comprehensive fitout since taking the unit in Shell & Core condition
- Let to an upmarket independent Chinese supermarket operator for a 20-year term expiring June 2039, with 5 yearly breaks (13.50 years to expiry and 3.50 years to break) at a passing rent of £112,300 per annum
- Subject to 5 yearly rent review to the higher of passing, open market, or uncapped/collared RPI. Next review June 2029
- Lease contracted outside the 1954 Act security of tenure protection
- To be sold via existing 999-year long lease at a peppercorn rent



Location

Located within the London Borough of Lambeth in south London, the property is within the **Nine Elms Point development** constructed in 2019 and enjoys a **prime position in the heart of Nine Elms**, one of London's most ambitious and successful regeneration areas.

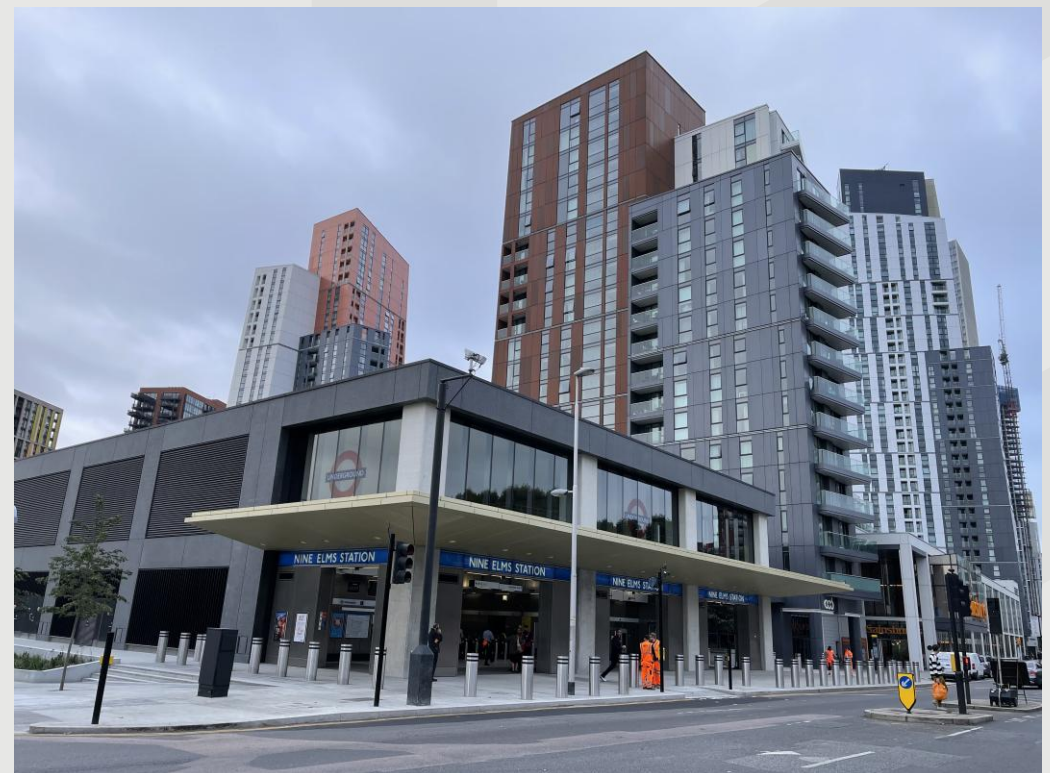
Situated immediately adjacent to the new Nine Elms Underground Station (Northern Line extension) and **next door to a major Sainsbury's supermarket**, the property benefits from exceptional visibility, footfall, and accessibility.

Nine Elms, located on the **south bank of the River Thames within the London Borough of Wandsworth**, has undergone a dramatic transformation from an industrial zone into a thriving **residential, commercial, and cultural district**. As part of the extensive **Vauxhall Nine Elms Battersea (VNEB) Opportunity Area**, one of Europe's largest regeneration projects spanning 561 acres, the area has become a major destination for living, working, and leisure.

A key driver of local footfall and international prominence is the **£9 billion redevelopment of Battersea Power Station**, now a landmark mixed-use destination featuring over 250 shops, restaurants, office headquarters, and cultural spaces. The wider scheme supports an estimated **25,000 residents and workers**, further strengthening the area's consumer base.

The relocation of the **US Embassy** to Nine Elms and creation of **Embassy Gardens**, along with the new **Linear Park** that links Vauxhall to Battersea, have significantly enhanced the area's public realm and desirability. In addition, the ongoing redevelopment of **New Covent Garden Market**, the UK's largest fresh-produce market, is set to bring new homes, commercial spaces, and further economic activity.

With major infrastructure investment, high-density residential development, strong transport connections, and a rapidly expanding population, Nine Elms represents a **dynamic and high-growth location**, making this property exceptionally well positioned for sustained retail performance and long-term capital appreciation.



The Property

Unit E, Hebden Place is a prominently positioned ground-floor commercial unit within the Nine Elms Point development on Wandsworth Road, close to the junction with Nine Elms Lane. The mixed-use Nine Elms Point scheme comprises approximately 645 residential apartments, commercial units, affordable workspace and a Sainsbury's superstore, set within a fully regenerated and densely populated urban environment.

The unit is fully open plan and benefits from a large, highly visible corner position with an extensive fully glazed frontage, providing excellent natural light and strong street presence. The property enjoys an impressive ceiling height of approximately 5 metres, offering flexibility for a range of commercial and retail layouts.

The unit benefits from its own dedicated street entrance directly from Wandsworth Road, enhancing accessibility and prominence. Historically consented for Class A1/A2/A4 and D1 uses (now falling within Class E under the revised Use Classes Order, subject to confirmation), the unit offers versatile accommodation well suited to retail, food, leisure, and medical occupiers.

It is currently let to 0086 Limited, trading as a Chinese supermarket, providing a complementary specialist retail offer alongside the adjacent Sainsbury's superstore.

Accommodation

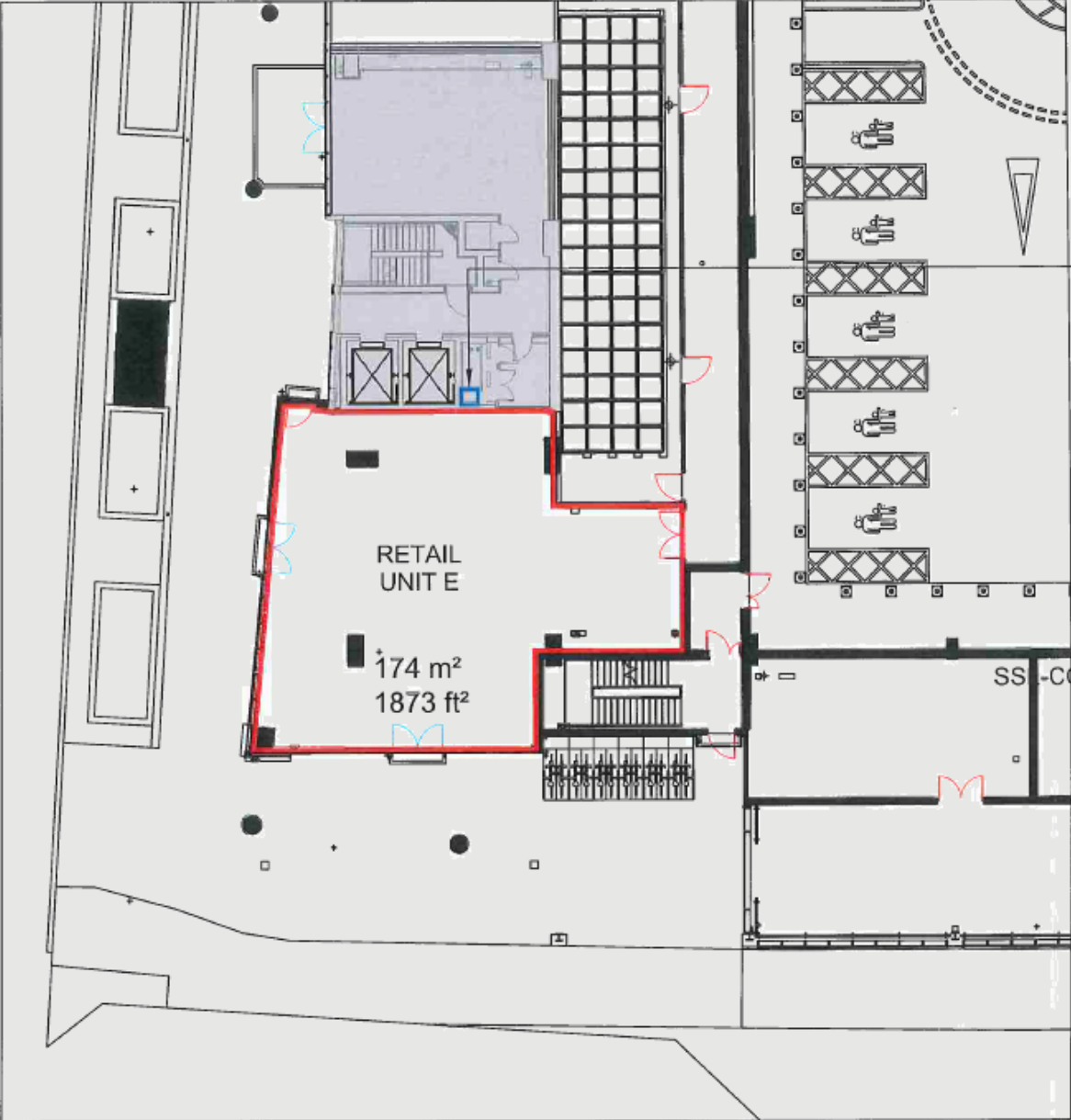
The property comprises the following floor areas:

Floor	GIA Sq. Ft	GIA Sq. M
Ground	1,873	174.01



Floorplan

The floorplan below is illustrative of the ground floor commercial unit.



Unit E Plan 1:200

0 5 10 m

Tenancy & Tenure

Tenure

The property is owned long leasehold (Title TGL451820) and will be sold subject to the existing tenancy in place.

999-year lease (less 3 days) from 13.02.2013, subject to a Peppercorn rent.

Tenancy

The lease is let out on the following lease terms:

Tenant	Term	Term Expiry	Tenant Break	Rent reviews	RR term	Rent £pa	1954 Act Protection
0086 Ltd	20 years	13.06.39	13.06.24 13.06.29 13.06.34	14.06.24 14.06.29 14.06.34	Higher of passing, OMR, or RPI	£ 112,300	Out

A rental deposit of £50,700 is held.

Covenant

The tenant is an independent Asian supermarket retailer specialising in Chinese food, has a strong local customer base, and has traded well since taking the lease in 2019, including during the Covid-19 lockdowns.

The unit was taken in shell and core condition, following which the tenant has committed significant capital expenditure investment into the unit in undertaking their comprehensive fitout.

The company has a *CreditSafe* rating of **B-54**, indicating a low-risk covenant.



Planning

The local planning authority is the London Borough of Lambeth. The property is not Listed, is not within a Conservation Area, and is not under Article 4 Direction.

Technical Information

A dataroom containing all further supporting technical information in relation to the sale is available to interested parties upon request.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

EPC

EPC rating: B-37

VAT

The property is VAT elected. It is therefore envisaged the transaction will qualify as a Transfer of Going Concern (TOGC).

Capital Allowances

There are no capital allowances available.

The Opportunity

Offers are invited in excess of **£1,250,000**, reflecting an **8.48% Net Initial Yield** on the passing income (assuming standard purchaser's costs).

Viewing & Further Information

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