



Prime Retail Investment - For Sale

- Current Rental Income £59,000 per annum exclusive
- Offers Sought in Excess of £825,000

Investment Summary

- Prime Retail Pitch
- Income producing
- Current rental income: £59,000 per annum exclusive
- Offers sought in excess of £825,000
- Unconditional offers sought

Location

The premises are prominently located in the prime retail area of Sutton High Street in between the St Nicholas Shopping Centre and Times Square. The property is in close vicinity to a number of multiple retailers to include Marks & Spencer, Boots, Patisserie Valerie, W H Smiths, Vision Express and H Samuel.

Sutton is a densely populated residential area and a thriving retail and commercial centre, situated approximately 12 miles south-west of central London, 5 miles west of Croydon, 10 miles north of Reigate and 7 miles south-east of Kingston. Heathrow and Gatwick Airports are also conveniently based with access via the M25/M4 and M25/M23 respectively.

Sutton mainline BR station provides fast regular services to both Victoria (26 minutes) and London Bridge (33 minutes).

Property Description

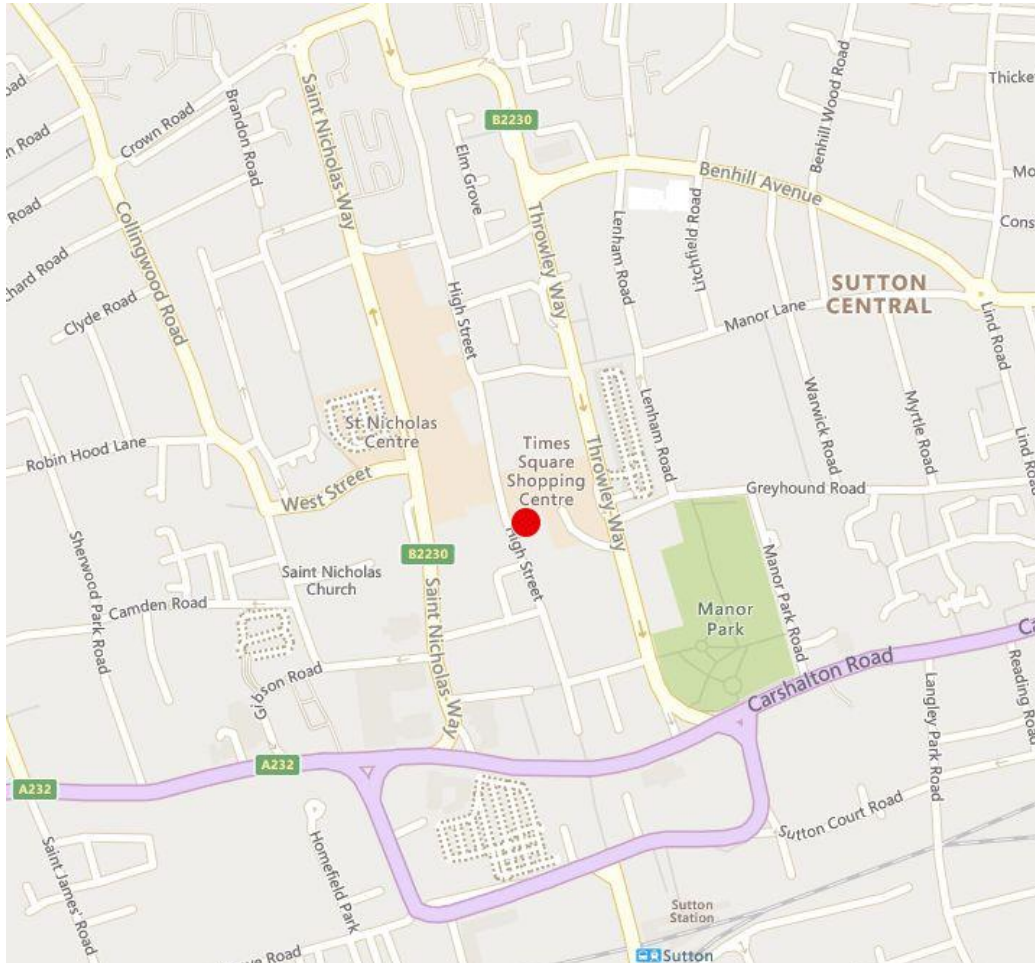
The property comprises a two-storey mid terrace building of traditional brick construction beneath a flat parapet roof.

Virtual Tour

<https://www.youtube.com/embed/QVuZTudTBQ4>



Location Maps



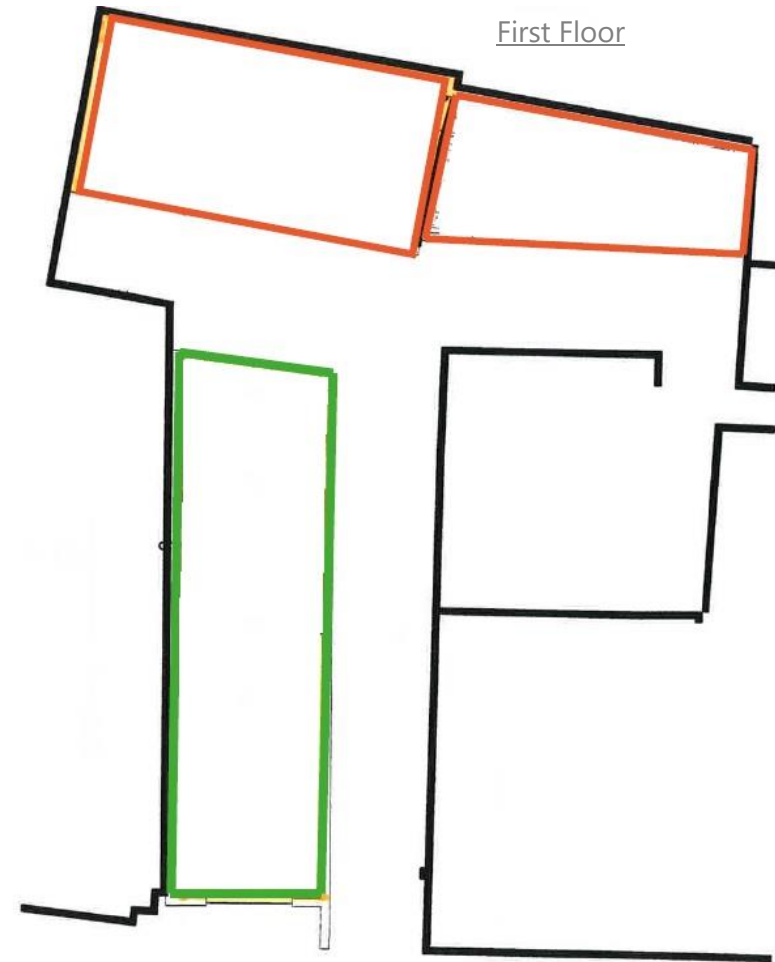
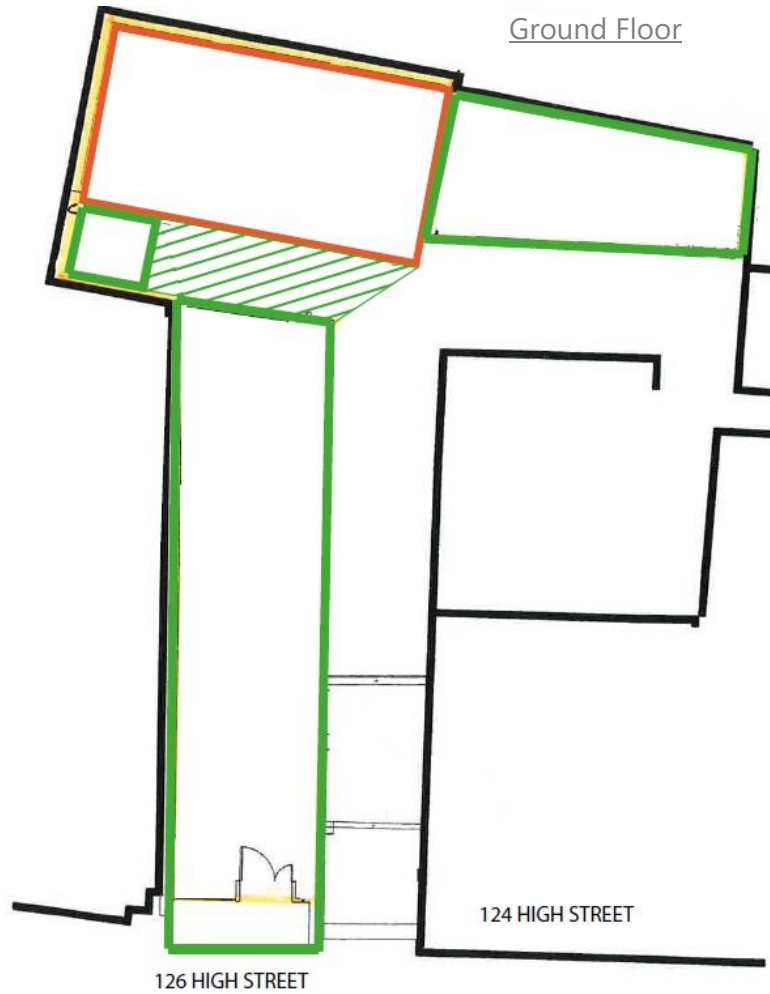
Tenancy Schedule



Property	Floor Area		Tenant	Details	Annual Rental
126 High Street (front)	Ground Floor	70.72 sq m	Balfe's Bikes Ltd	5 year Lease from October 2020, subject to a Tenant only break clause at the 3 rd year of the term (05/10/2023) subject to 3 months' prior notice.	£35,000
	First Floor	62.62 sq m			
	Total (NIA):	133.34 sq m			
126 High Street (rear)	Ground Floor	76.62 sq m	The Projekt Store	5 year Lease from October 2020, subject to a Tenant only break clause at any time after 01/10/2022, subject to 3 months' prior written notice. There was a nil increase at the rent review in October 2022.	£24,000
	First Floor	47.55 sq m			
	Total (NIA):	124.17 sq m			

Total Annual Income: £59,000



Layout Plan



-  AREA ASSIGNED FOR BALFE USE.
-  AREA ASSIGNED FOR PROJEKT STORE USE.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

Terms

The premises are available Freehold for sale, subject to the existing Tenancies.

Guide Price

Offers are sought in excess of £825,000. Our Client is seeking offers on an unconditional basis.

VAT

VAT will not be applicable to the purchase price.

Legal Costs

Each party is to be responsible for their own costs in this transaction.

EPC

The property has a rating of C (55).

Viewing

Strictly by appointment through Sole Agents:



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