Think Property, Think Centro 020 8401 1000 | www.centro.plc.uk



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



Think Property, Think Centro 020 8401 1000 | www.centro.plc.uk

A205

A217

SUTTON

8

REIGATE

GATWICK

A217

REDHILL

A23

WIMBLEDON

LONDON

A23

CROYDON

M23

A4

RICHMOND

A3

EPSOM

A25

C

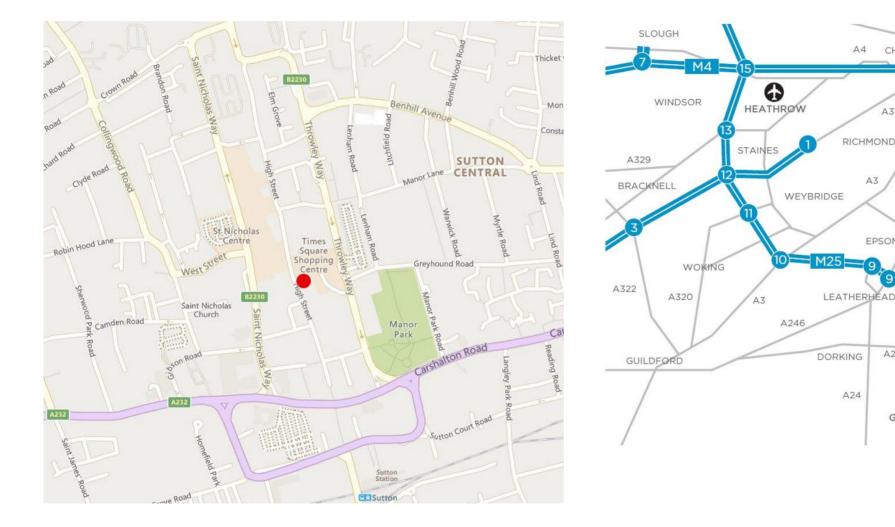
A24

CHISWICK

A24

A316

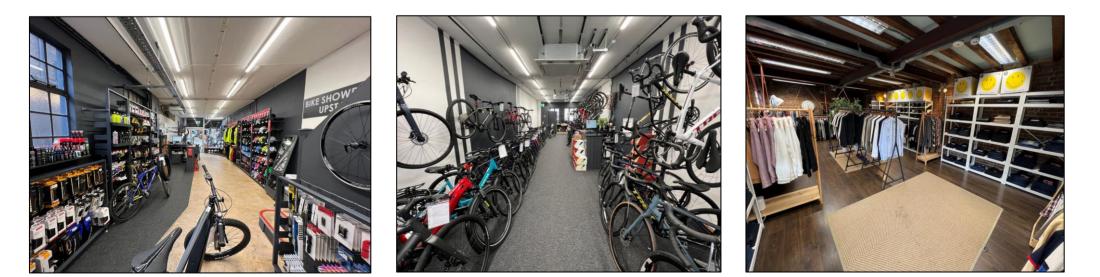
Location Maps



Tenancy Schedule

Property	Floor Area			Tenant	Details	Annual Rental
126 High Street (front)	Ground Floor First Floor Total (NIA):	70.72 sq m 62.62 sq m 133.34 sq m	761 sq ft 674 sq ft 1,435 sq ft	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
126 High Street (rear)	Ground Floor First Floor Total (NIA):	76.62 sq m 47.55 sq m 124.17 sq m	825 sq ft 512 sq ft 1,337 sq ft	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

Total Annual Income: £59,000



Think Property, Think Centro 020 8401 1000 | www.centro.plc.uk



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:



Morgan Pérez morganperez@centro.plc.uk

Paul Harwood paulharwood@centro.plc.uk

Centro for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correct but any intendion by for them, (III) no person in the employment of Centro have any authority to make or give any representation or warranty whatsoever in relation to this property.