

LOT
A

55 High Street, Sutton,
Surrey SM1 1DT

Reserve Below
£550,000
(GROSS YIELD 9%)

FREEHOLD FOR SALE BY PUBLIC AUCTION
WEDNESDAY 29TH FEBRUARY 2012 AT 1 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG



Artist's impression of fascia

SITUATION

Occupying a prominent trading position within this pedestrianised High Street, adjacent to **Lloyds TSB**, opposite **Yorkshire Building Society** and **Greggs**, and amongst such other multiples as **Barclays**, **Caffé Nero**, **Subway**, **Wilkinson**, **Waterstones**, **Starbucks**, **Game** and many others.

Sutton lies some 10 miles south west of Central London and benefits from excellent road and rail links.

VAT is payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'8" Internal Width 15'10" Built Depth 88'9"	Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 750 branches) (T/O for Y/E 27/3/11 £4.1bn, Pre-Tax Profit £15.5m and Net Worth £48.9m)	10 years from Completion (See Note 1)	£50,000 (See Note 2)	FRI Note 2: There will be a 3 month rent free period from commencement of the lease and the Vendor will make up this shortfall on completion.
First & Second Floor	Residential Accommodation – Not Inspected	D R Prime Retail Ltd	999 years from completion	Peppercorn	FRI
TOTAL				£50,000	

£50,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS BORD**



Brook Point 1412 High Road, Whetstone, London N20 9BH
Tel: 020 8492 9449 Fax: 020 8492 7373

VENDOR'S SOLICITORS
Hill Dickinson – Tel: 0151 600 8806
Ref: T Houghton Esq – Email: tony.houghton@hilldickinson.com

General Conditions and Memorandum
As per Barnett Ross Catalogue 29th February 2012
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) per lot upon exchange of contracts



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