



SITUATION

Located in this prominent position at the junction with High Street and diagonally opposite Sutton Rail Station which provides fast access to central London. Nearby occupiers include **Tesco Express**, **Anytime Fitness**, **William Hill**, **Nando's** and **Zizzi** as well as a host of independent traders all serving the surrounding residential population. In addition, the pedestrianised town centre is less than 150 yards distant.

Sutton lies some 7 miles west of Croydon and 10 miles south-west of central London.

PROPERTY

A mid terraced building comprising:

- 2 intercommunicating Ground Floor Shops
- 1 Ground Floor Restaurant/Takeaway
- Separate front access to a Self-Contained First and Second Floor with F1 Use (Non-residential education centre).
- Separate rear Car Park for 11 cars with vehicular access via a right of way through Mulgrave Chambers which is the adjoining development.

VAT is applicable to this Lot

FREEHOLD



Note 1: There may be potential for a residential development on the rear car park, subject to obtaining possession and the necessary consents.

Note 2: There may be potential to convert the first and second floors to Residential Use, subject to obtaining possession and the necessary consents.

Note 3: There may be potential to add a third floor for Residential Use, subject to obtaining the necessary consents.

£113,841 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Emin Read
Tel: 020 8892 7576 Ref: Sacha Moore
Email: sacham@eminread.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 2-4 (2 Ground Floor Shops)	Gross Frontage 55'3" Built Depth 32'3" (max) Area Approx. 996 sq ft ¹ 2 WCs	Leaders Limited (Estate Agents having over 128 branches) (T/O for Y/E 31/12/20 £60.76m, Pre-Tax Profit £1.31m and Shareholders' Funds £12.29m)	10 years from 15th January 2019 (Renewal of a previous lease – in occupation since 2004)	£36,625	Repairing and Insuring Rent Review and Tenant's Break 2024
No. 6 (Ground Floor Restaurant/ Takeaway with 18 covers)	Gross Frontage 13'9" Built Depth 29'6" Area Approx. 338 sq ft ¹ Separate Rear Store Area Approx. 300 sq ft	The Gamsa Limited (Japanese Restaurant)	16 years from 4th March 2016	£26,000	FRI Rent Review 2024 There is a £5,500 Rent Deposit held
First & Second Floor (with F1 Use)	First Floor Area Approx. 1,097 sq ft ¹ WC Second Floor Area Approx. 1,097 sq ft ¹ 2 WCs and 3 Shower Cubicles Total Area Approx. 2,194 sq ft	EYC Global Limited (Training programme provider for the rail and digital sectors – www.eyc.global)	4 years from 17th December 2020	£42,000	FRI Tenant's Break December 2022 There is a £10,500 + VAT Rent Deposit held
Separate Rear Car Park	5 Spaces	5 car spaces included in lease to Leaders Limited for shop Nos. 2-4 above			
	6 Spaces	Your Move	Quarterly	£9,216 (£1,536 per space)	
¹ Area taken from VOA.				Total: £113,841	



