



## SITUATION

Located on the main A24 London Road, within this busy local shopping centre, close to the junction with Lloyd Road, adjacent to a **McDonald's Drive-Thru**, opposite a **Sainsbury's Superstore** and serving the surrounding residential area.

North Cheam is a popular residential suburb located between Worcester Park and Sutton approx. 14 miles from central London, enjoying excellent road communications with the A3 and A24 which gives access to the M25 (Junction 9).

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Offices/Storage (previously a Flat)** at first floor level. The property includes an external **Storage Area** at the rear and **Parking** for approx. 2 cars at the front.

In addition, the property includes use of a rear service road.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'2"
Internal Width	16'0"
Shop & Built Depth	37'0"

### First Floor

Office/Storage/Kitchen/Bathroom/WC	
GIA Approx.	500 sq ft

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **SIG Trading Limited as a Specialist Roofing Supplier (having 49 branches – part of SIG Plc – see Tenant Profile)** for a term of 5 years from 1st November 2021 (**renewal of a previous lease**) at a current rent of **£17,000 per annum** exclusive.

**Note 1: The tenant has been in occupation for approx. 25 years.**

**Note 2: The tenant also occupies the adjacent ground floor unit.**

## TENANT PROFILE

**SIG Plc was founded in 1957 and is now one of the largest suppliers of sustainable energy saving roofing & insulation products, employing over 6,800 people at 432 sites across the UK and Europe. Reported Revenue for 2021 was £2.29 billion with a pre-tax profit of £19.3m (Visit [www.sigplc.com](http://www.sigplc.com)).**

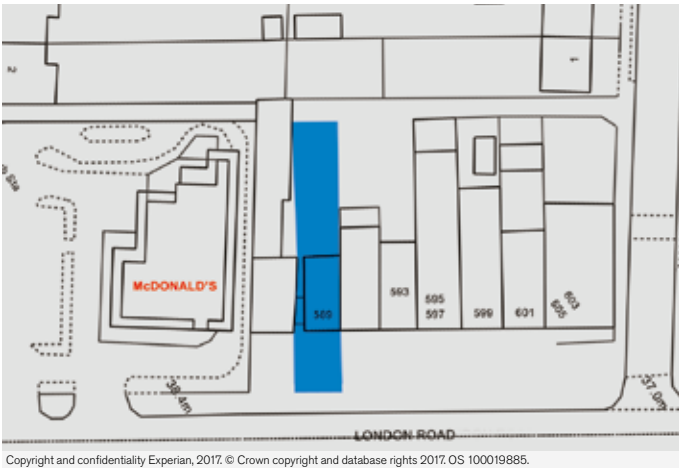
**£17,000** per annum

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

## Vendor's Solicitors

Russell Cooke LLP  
Tel: 020 8789 9111 Ref: Fiona Buckland  
Email: [fiona.buckland@russell-cooke.co.uk](mailto:fiona.buckland@russell-cooke.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'**



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