

lot 4

91 High Street Sutton, Surrey SM1 1JF

Rent
£35,131.12
per annum
exclusive

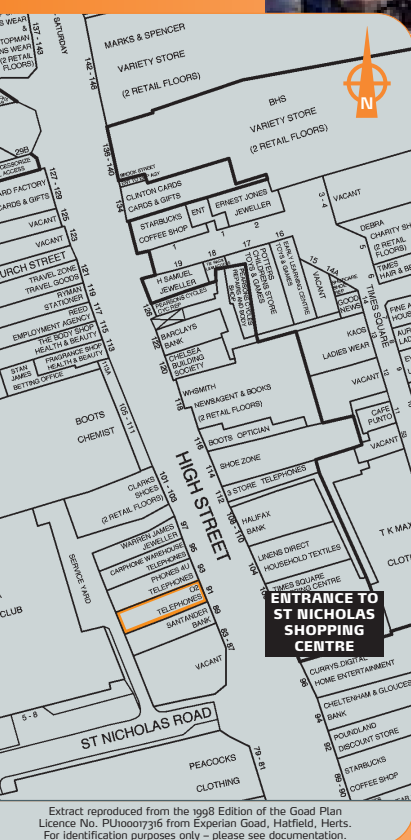
Reversionary Freehold Retail Investment

- Entirely let to Thomas Hogg & Son Ltd until December 2066
- Sublet to Telefonica UK Limited, t/a O2, at a current rent of £65,000 p.a.x.

- Nearby occupiers include Boots, Marks & Spencer, W H Smith and Carphone Warehouse
- Six Week Completion Available



On behalf of a
Major Fund



Location

Miles: 4.6 miles south of Wimbledon
7 miles west of Croydon
12 miles south of Central London
Roads: A232, A217, M25, M23
Rail: Sutton (Surrey) Railway Station
Air: London Gatwick Airport

Situation

The property is situated in a prominent location on the western side of the pedestrianised High Street, Sutton's prime retailing area. The property lies diagonally opposite an entrance to St Nicholas Shopping Centre which houses various retailers including HMV, NatWest, Debenhams and JJB Sports.

Other nearby occupiers include Boots, Marks & Spencer, W H Smith and Carphone Warehouse.

Description

The property comprises a ground floor retail unit with additional basement storage accommodation and a self-contained three bedroom residential flat on first and second floors accessed from the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	175.13 sq m (1,885 sq ft)	THOMAS HOGG & SON LIMITED (1) sublet to Telefonica UK Limited (t/a O2) (2) (3)	99 years from 13/12/1967 until 12/12/2066 on a full repairing and insuring lease	£35,131.12	29/09/2023 and 14 yearly thereafter (4)
Basement	Storage	10.73 sq m (115 sq ft)				
First	Residential	Not Measured				
Second	Residential	Not Measured				
Totals		185.86 sq m (2,000 sq ft)			£35,131.12	

- Thomas Hogg & Son Ltd were established in 1865 and are based in Reigate. (Source: www.thomashogg.co.uk 12/06/2012)
- The sublease to Telefonica UK Limited is for a term of 10 years from and including 19th May 2002 at a rent of £65,000 p.a.x. A new lease has been proposed for a 10 year term at £50,000 p.a.x. with a tenant's option to determine in the 5th year.
- The tenant has sublet the residential flat on an Assured Shorthold Tenancy.
- The rent is reviewed to 20/37ths of the open market rental value. Please see legal documentation for further information.

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