

lot 36

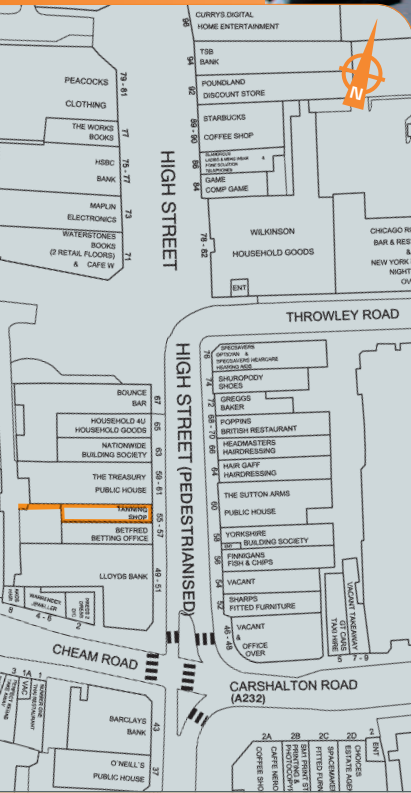
57 High Street
Sutton, Greater London SM1 1DT

Rent
£36,000
per annum
exclusive

Freehold Retail and Residential
Investment

- Let to The Feel Good Group Limited t/a The Tanning Shop on a new 10 year lease
- Pedestrianised town centre location

- Neighbouring occupiers include Barclays Bank, TSB Bank, Caffè Nero, Boots the Chemist and Waterstones



Location

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

Situation

The property is situated in a strong trading position on the west side of the pedestrianised High Street, close to the junction with Carshalton Road (A232) and Cheam Road. Nearby occupiers include Marks & Spencer, Lloyds Bank, Morrisons, Boots the Chemist and W H Smith.

Description

The property comprises ground floor retail accommodation and a self-contained residential maisonette on the upper floors. The maisonette is accessed from the rear of the property.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	125 sq m (1,350 sq ft)	THE FEEL GOOD GROUP LIMITED t/a The Tanning Shop (1)	10 years from 27/11/2014 on a full repairing and insuring lease	£36,000 (2)	27/11/2019 (26/11/2024)
First & Second	Residential	Not Measured	INDIVIDUAL	999 years	Peppercorn	
Total Commercial Floor Area		125 sq m (1,350 sq ft)			£36,000	

- (1) For the year ending 31/12/2013, The Feel Good Group Limited reported a turnover of £8,655,139, pre-tax profits of £443,000 and a total net worth of £717,932. (Source: www.riskdisk.com 30/10/2014)
- (2) The lease provides for a rent free period of 6 months from 27th November 2014 and provides for the tenant to pay a reduced rent of 50% of the annual rent for 6 months following the rent free period. The seller will pay the buyer the rent that would have been payable in the absence of the rent free and reduced rent periods. Therefore the property will produce £36,000 per annum exclusive from completion of the sale.

For further details please contact:

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