

lot 62

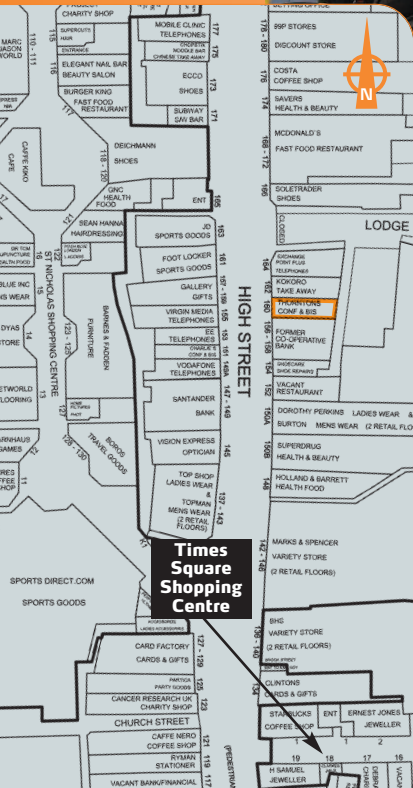
160 High Street  
Sutton, Greater London SM1 1LX

Rent  
**£37,500**  
per annum  
exclusive

Freehold Retail Investment

- Let to Thorntons plc (by way of lease renewal)
- Re-based rent from 2015
- Self-contained upper parts with potential to convert to residential (subject to lease and consents)

- Excellent town centre location between Times Square and St Nicholas Shopping Centres
- Close to Marks & Spencer, Boots the Chemist and W H Smith
- VAT-free investment



**Location**

Miles: 5 miles south of Wimbledon  
7 miles west of Croydon  
12 miles south of Central London  
Roads: A217, A232, M23, M25  
Rail: Sutton Railway Station  
Air: Gatwick Airport

**Situation**

The property is situated in an excellent location on the western side of the pedestrianised High Street, between Times Square Shopping Centre (housing retailers including BHS and W H Smith) and St Nicholas Shopping Centre (housing retailers including Debenhams, Sports Direct and Burger King). Other nearby retailers include Marks & Spencer, McDonald's, J D Sports, Top Shop/Topman, and Caffè Nero.

**Description**

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors. The property benefits from separate access to the upper parts from the rear.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	68.74 sq m (740 sq ft)	<b>THORNTONS PLC (1)</b>	Term of years from 06/11/2015 until 23/06/2019 (2) on a full repairing and insuring lease	<b>£37,500</b>
First	Ancillary	36.69 sq m (395 sq ft)			
Second	Ancillary	34.83 sq m (375 sq ft)			
<b>Total Commercial Area</b>		<b>140.26 sq m (1,510 sq ft)</b>			<b>£37,500</b>

- (1) For the year ending 30th June 2014, Thorntons plc reported a turnover of £222,437,000, pre-tax profits of £5,968,000 and a total net worth of £16,579,000 (Source: Experian Group 12/11/2015).
- (2) The lease provides for a tenant option to determine on 23rd June 2017.

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**Buyer's Legal Report Service**

**Dentons UKMEA LLP**  
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**Seller's Solicitors:**

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