

# 154 High Street Sutton, London SM1 1LX

lot 3

## Freehold Retail and Residential Investment

- Retail unit let until 2024 with guarantee (no breaks)
- Prime location on pedestrianised High Street
- Located opposite the St Nicholas Shopping Centre
- Nearby occupiers include Marks & Spencer, Topshop, Santander, Superdrug and Vision Express

Rent  
**£30,000**  
per annum  
exclusive



On Behalf of a  
Major Fund Manager

### 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) Rail  
Air: London Gatwick Airport

### Situation

Sutton is located within the London Borough of Sutton and is located 4.6 miles south of Wimbledon and 7 miles west of Croydon. The property is situated on the eastern side of the High Street, opposite the St Nicholas Shopping Centre which houses retailers including Debenhams, Primark, Next and New Look. Other nearby occupiers include Marks & Spencer, Topshop, Santander, Superdrug and Vision Express.

### Description

The property comprises a ground floor retail unit with a self-contained three bedroom maisonette on the upper floors, let on a long lease.

**Tenure**  
Freehold.

**VAT**  
VAT is applicable to this lot.

### Tenancy and accommodation

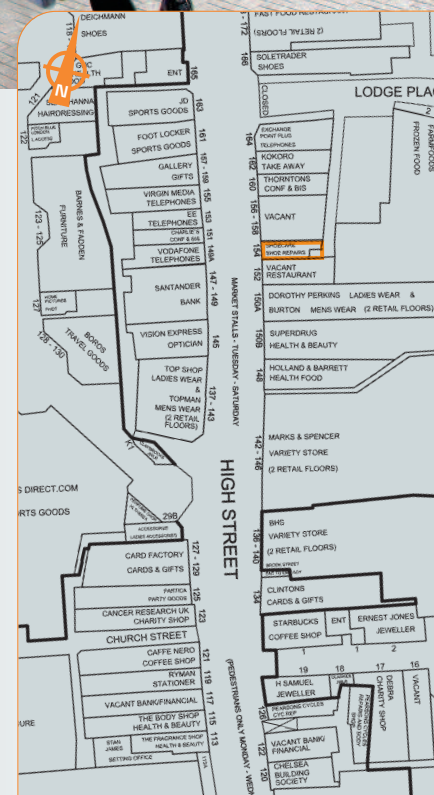
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	62.15 sq m (668.98 sq ft)	<b>CHARLES BIRCH (SCOTLAND) LIMITED (t/a Shoe Care) (1) GUARANTEED BY CHARLES BIRCH LIMITED (2)</b>	10 years from 04/11/2014 until 03/11/2024 on a full repairing and insuring lease	£30,000 (3)	04/11/2019
First & Second	Residential	Three Bedroom Maisonette	-	130 year lease from completion	Peppercorn	(2146)
<b>Totals</b>		<b>62.15 sq m (668.98 sq ft)</b>			<b>£30,000</b>	

- (1) Shoe Care provides shoe repair and key cutting services and currently trades from 58 shops, with more openings planned in the near future. (Source: www.shoecare.co.uk 23/02/2016)
- (2) For the year ending 30th June 2015, Charles Birch Limited reported a turnover of £14,567,773, pre-tax profits of £308,448 and a total net worth of £4,621,566. (Source: Experian Group 26.02.2016)
- (3) For the purpose of clarification, Charles Birch (Scotland) Limited is currently benefitting from a rent free period due to expire on 3rd November 2016. The seller has agreed to adjust the completion monies so that the unit will effectively produce £30,000 p.a.x. from completion of the sale.

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