

4 Station Way,
Cheam, Surrey SM3 8SW
 Freehold Retail and Residential Investment

Lot 30

£26,300 per annum
 exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground First	Retail Ancillary	144.82 sq m (1,558 sq ft) 21.63 sq m (232 sq ft)	WH SMITH RETAIL HOLDINGS LIMITED (1)	Approx 22 years 5 months from 10/06/2003 until 25/11/2025 on a full repairing and insuring lease (2)	£26,300	10/06/2018 and 10/06/2023
Second	Residential	Not measured	WING PRESERVATION LIMITED	125 years from 28/02/2005	Peppercorn	(27/02/2130)
Total Commercial Area		166.45 sq m (1,791 sq ft)			£26,300	

(1) For the year ending 31st August 2016, WH Smith Retail Holdings Limited reported a turnover of £175,131,000, pre-tax profits of £75,302,000 and a total net worth of £461,234,000 (Source: Experian Group 17/08/2017).
 (2) For the purpose of clarification, the current lease is for a term of 15 years expiring 09/06/2018, however a reversionary lease has been signed from expiry of the current term until 25/11/2025.

Key Details

- Let to WH Smith Retail Holdings Limited until November 2025 (no breaks)
- Located in the affluent Sutton suburb of Cheam
- Corner position fronting Station Way at its junction with Ewell Road and The Broadway
- Nearby occupiers include Boots, Lloyds Bank, Pizza Express and William Hill

Location

Miles: 12 miles south-west of Central London
 Roads: A232, A2043
 Rail: Cheam Rail
 Air: London Heathrow Airport

Situation

Cheam is an affluent Sutton suburb some 12 miles south-west of Central London. The property occupies a prominent corner position on Station Way, at its junctions with High Street, The Broadway and Ewell Road. Nearby occupiers include Boots, Lloyds Bank, Pizza Express and William Hill.

Description

The property comprises a ground floor retail unit with first floor ancillary accommodation. The second floor comprises self-contained residential accommodation which has been let on a long lease.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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