

Lot 45

£66,000 per annum exclusive

1-11 Marshalls Road, Sutton, Greater London SM1 4DY Freehold Retail Parade Investment



Key Details

- Prominent town centre location between Asda and Sainsbury's
- Adjacent to a pedestrianised crossing, close to car park and bus stops
- Comprises five shops (one double fronted unit)
- Potential development opportunity (1)

In the same ownership since 1980

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, Sutton Common & West Sutton Railway Stations

Air: Gatwick & Heathrow Airports

Situation

The property is situated in a prominent town centre location on Marshalls Road, at its junction with High Street. High Street is the main retailing thoroughfare in the town. The property is 150 metres north of St Nicholas Shopping Centre and benefits from close proximity to the residential area on Brunswick Road. A number of bus stops and car parks are close by. Occupiers close by include Matalan, Sainsbury's, Asda, Betfred, Costa, Argos and Halfords, amongst others.

Description

The property comprises five self-contained shops all arranged on ground floor, one of which (Nos. 1-3) comprises a double fronted shop.

Tenure

Freehold.

Planning

(1) The property may benefit from the addition of upper floors/conversion to residential use, subject to the current occupations and the necessary consents/permissions. Interested parties are referred to The London Borough of Sutton Council - www.sutton.gov.uk

VAT

VAT is not applicable to this lot.

Six Week Completion

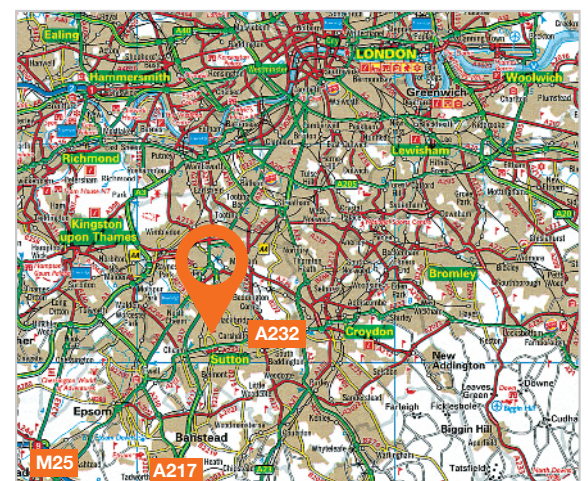
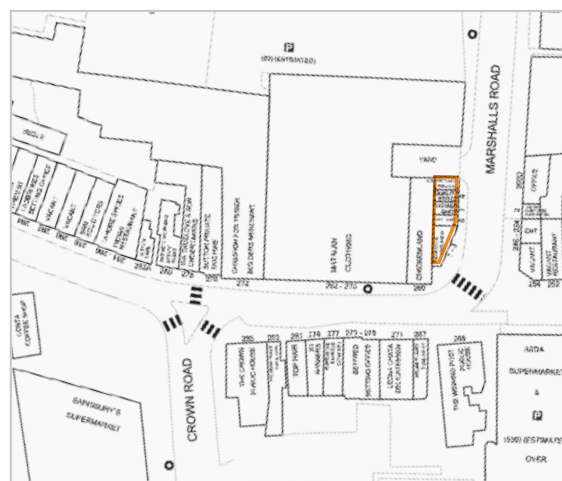
Tenancy and accommodation

Shop	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
1/3	Retail	39.00 sq m (420 sq ft)	INDIVIDUAL t/a Luce Pizza & Kebab (2)	5 years from 22/12/2017 on a full repairing and insuring lease (4)	£22,000	2022
5	Retail	18.50 sq m (199 sq ft)	INDIVIDUAL t/a Chic Unisex Hairdressers	Term of years expiring 06/02/2018. New lease agreed for a term of 5 years from 7/02/2018 on a full repairing and insuring lease (4)	£11,000	2023
7	Retail	18.50 sq m (199 sq ft)	INDIVIDUALS t/a Vitamin-shop	5 years from 1/01/2018 on a full repairing and insuring lease (4)	£11,000	2023
9	Retail	18.50 sq m (199 sq ft)	INDIVIDUAL t/a Quality Stitch (3)	5 years from 11/04/2017 on a full repairing and insuring lease (4)	£11,000	2022
11	Retail	18.50 sq m (199 sq ft)	INDIVIDUAL t/a Elegant Nails	5 years from 18/02/2016 on a full repairing and insuring lease (4)	£11,000	2021
Total		113 sq m (1,216 sq ft)			£66,000	

(2) www.lucepizzasutton.com

(3) With a shop in Wimbledon and over 25 years international experience (Source : www.qualitystitchlondon.co.uk).

(4) The lease is outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act.



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