

Lots 14 & 15

Lot 14 - £172,500 per annum exclusive (plus small Vacant shop)
Lot 15 - Vacant

Units 1, 2, & 4 and Unit 3, 366-370 Ewell Road,
Tolworth, near Surbiton, Greater London KT6 7AZ
Prominently Located Retail Parade in Affluent Greater London Suburb



Lot 14 - £172,500 per annum exclusive (plus small Vacant shop)
Lot 15 - Vacant

Tenancy and accommodation

Lot	Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
14	1	Ground	Retail	430.42 sq m (4,633 sq ft)	SAINSBURY'S SUPERMARKETS LIMITED (1) t/a Sainsbury's Local	15 years from 17/12/2013 until 16/12/2028 (2)	£81,000	17/12/2018 (3)
	2	Ground	Retail	358.98 sq m (3,864 sq ft)	HIGH SEAT LIMITED t/a HSL Chairs (4)	20 years from 05/11/2013 until 04/11/2033 (5)	£91,500	RPI linked reviews on 05/11/2018 and five yearly thereafter (6)
	4	Ground	Retail	64.38 sq m (693 sq ft)	VACANT	-	-	-
15	3	Ground	Retail	295.52 sq m (3,181 sq ft)	VACANT	-	-	-

- (1) For the year ending 11th March 2017, Sainsbury's Supermarkets Limited reported a turnover of £23,234,000,000, pre-tax profits of £342,000,000 and a total net worth of £4,353,000,000 (Source: Experian Group 25/04/2018).
- (2) The lease is subject to a tenant option to determine on 17th December 2023.
- (3) The rent is reviewed to RPI capped and collared at 1.05% and 1.18% per annum and compounded.
- (4) HSL was founded in 1968 and provides quality handcrafted furniture. They now operate from 58 stores nationwide. For the year ending 31st December 2016, High Seat Limited reported a turnover of £51,792,997, pre-tax profits of £2,467,750 and a total net worth of £5,680,430 (Sources: www.hsichairs.com and Experian Group 25/04/2018).
- (5) The lease provides for a tenant option to determine on 5th November 2025.
- (6) The rent is reviewed to CPI capped and collared at 1.5% and 3.5% per annum and compounded five yearly.

Key Details

- **Lot 14 (Units 1, 2 & 4) - Let to Sainsbury's Local and HSL Chairs (plus small vacant shop)**
- **Sainsbury's let until 2028 (subject to option) and HSL Chairs let until 2033 (subject to option) - both with RPI linked rent reviews**
- **Lot 15 (Unit 3) - Vacant**
- **Nearby occupiers include Marks & Spencer, Boots the Chemist, B&M Bargains, Iceland, William Hill and WH Smith**
- **Modern development on main road in popular and well-known South West London suburb**

On behalf of Receivers **CBRE**

Location

Miles: 2 miles south of Kingston upon Thames
10 miles south-west of Central London
Roads: A3, A240, A243
Rail: Tolworth Railway Station (980m away)
Surbiton Railway Station (1,400m away)
Air: London Heathrow Airport

Situation

The property is prominently situated on the corner of Ewell Road and Red Lion Road, the main road leading to Kingston upon Thames from the A3. Nearby occupiers include Marks & Spencer, Boots the Chemist, B&M Bargains, Iceland, William Hill and WH Smith.

Description

The property comprises a large retail parade (forming part of a larger building), comprising a convenience store and three shops. Units 1, 2 and 4 (Sainsbury's, HSL Chairs and small vacant shop) will be offered as lot 14. Unit 3 (vacant shop) will be offered as lot 15. Units 1 and 2 (Sainsbury's and HSL Chairs) benefit from demised parking (10 and 5 spaces respectively).

Tenure

Virtual Freehold - Each lot is to be held for a term of 999 years from completion each at a fixed rent of £350 per annum.

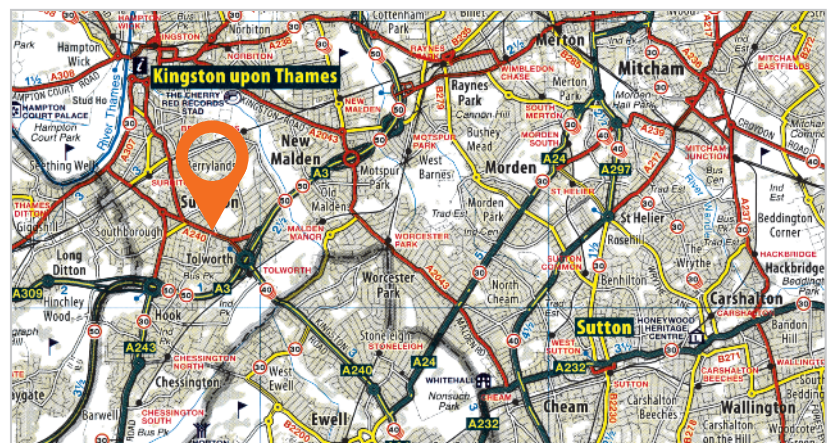
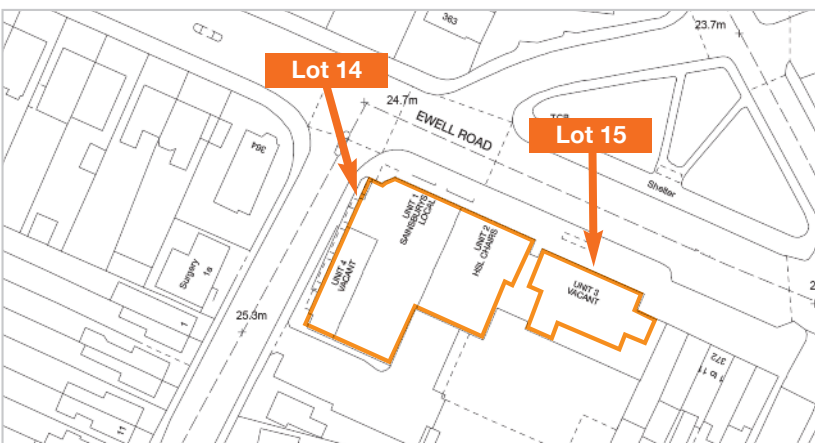
VAT

VAT is applicable to these lots.

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completions Available



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