

Lot 19

£51,000 per annum exclusive

95 High Street, Sutton, Greater London SM1 1JF

Prime Freehold Retail Investment



Key Details

- Entirely let to The Carphone Warehouse Limited
- Lease renewal from May 2018
- Market rent
- Prime pedestrianised location opposite TK Maxx and Times Square Shopping Centre
- Nearby occupiers include Boots the Chemist, Marks & Spencer, Superdrug, WH Smith, Clarks and Caffè Nero
- Popular and affluent Greater London suburb

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

Sutton is the principal town of the London Borough of Sutton in South West London, located 5 miles south of Wimbledon and 7 miles west of Croydon. The property is located in a prime trading location on the western side of the pedestrianised High Street, opposite Times Square Shopping Centre. Times Square Shopping Centre houses occupiers including TK Maxx, Puregym and WH Smith. Other nearby occupiers include Boots the Chemist, Marks & Spencer, Superdrug, Holland & Barrett and Caffè Nero.

Description

The property comprises a well configured ground floor shop with a separately accessed five room maisonette on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review/ (Reversion) |
|------------------------------|----------------------------------------------------------------------------------|----------------------------------|------------------------------------------|-----------------------------------------------------------------------------------|----------------|---------------------|
| Ground First/Second | Retail/Ancillary 5 room maisonette including kitchen and bathroom | 100.24 sq m (1,079 sq ft) - | THE CARPHONE WAREHOUSE LIMITED (1) | 5 years from 31/05/2018 on a full repairing and insuring lease (2) | £51,000 | 30/05/2023 |
| Total Commercial Area | | 100.24 sq m (1,079 sq ft) | | | £51,000 | |

- (1) For the year ending 29th April 2017, The Carphone Warehouse Limited reported a turnover of £2,125,700,000, pre-tax profits of £48,400,000 and a total net worth of £1,046,000,000 (Source: Experian Group 08/06/2018). A part of Dixons Carphone Plc.
- (2) A Schedule of Repairs has been documented, with the repairs being carried out at the tenant's expense. The external repairs are to be completed within six months of the start of the lease and the internal repairs are to be completed by the end of the lease term. Commencement of the works is due to start shortly.



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