



RETAIL INVESTMENT - FREEHOLD FOR SALE

- 496 Sq Ft (46.08 Sq M)
- Offers in Excess of £215,000

Investment Summary

- Current rental income £15,000 pax
- Upcoming rent review on 01/10/2026
- Residential upper parts have been sold off on a 999 year long Lease from 24/06/1987

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



Description

The mid-terraced property is of traditional brick construction beneath a pitched tiled roof, with commercial to the ground floor, and residential upper parts.

Location

The property is prominently located on the north-eastern side of Sutton Common Road, close to its junction with Forest Road.

Accommodation

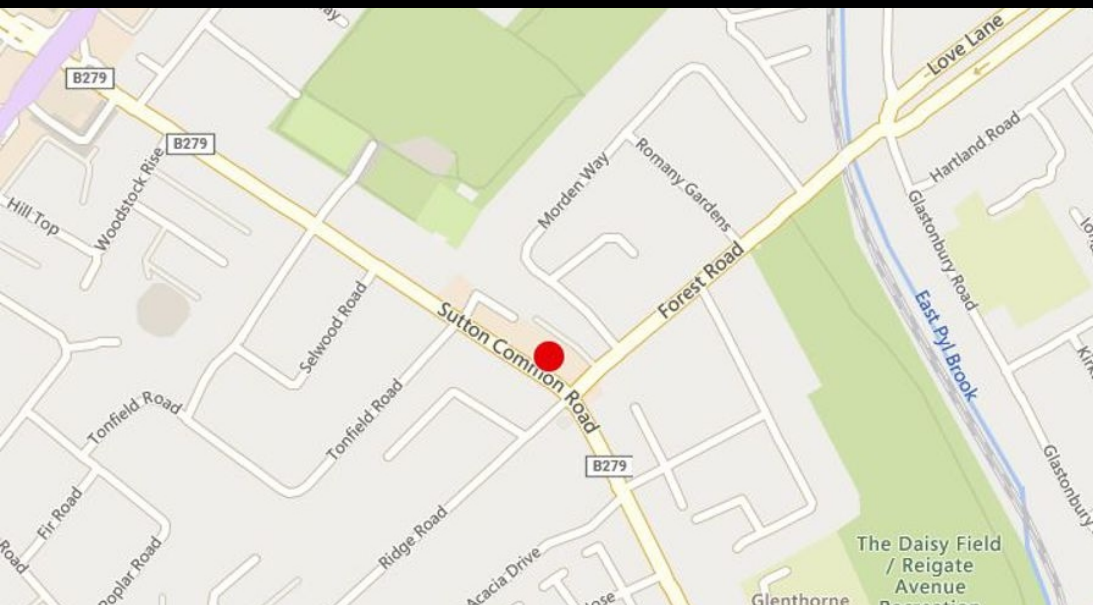
The ground floor premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Front Sales Area	301	27.96
Rear Sales/Storage	151	14.03
Kitchenette	24	2.23
WC/Shower facilities	20	1.86
Total Gross Internal Floor Area	496 Sq Ft	46.08 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

Existing Tenancy

- Let out on a Full Repairing and Insuring Lease for a term of 10 years from 01/10/2021 expiring 30/09/2031 to Plumbminto's Limited
- Current passing rental £15,000 per annum exclusive
- Rental Deposit held: 3 months, ie £3,750
- Upward only rent review at the fifth year of the term (01/10/2026)
- Lease held outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 (as amended) Part II



Terms

The premises are available Freehold for sale, subject to the existing Tenancy for the ground floor.

The ground floor is let out on 10 year term to expire 31/09/2031 at a current rental of £15,000 pax. There is an upward only rent review on 01/10/2026. The Lease is held outside the L&T Act.

The residential upper parts have been sold off on a 999 year long Lease from 24/06/1987.

Price

Offers are sought for the Freehold interest in Excess of £215,000.

VAT

The property has been elected for VAT.

EPC

The commercial property has a current EPC rating of C (55).

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez
morganperez@centro.plc.uk

Paul Harwood
paulharwood@centro.plc.uk

