



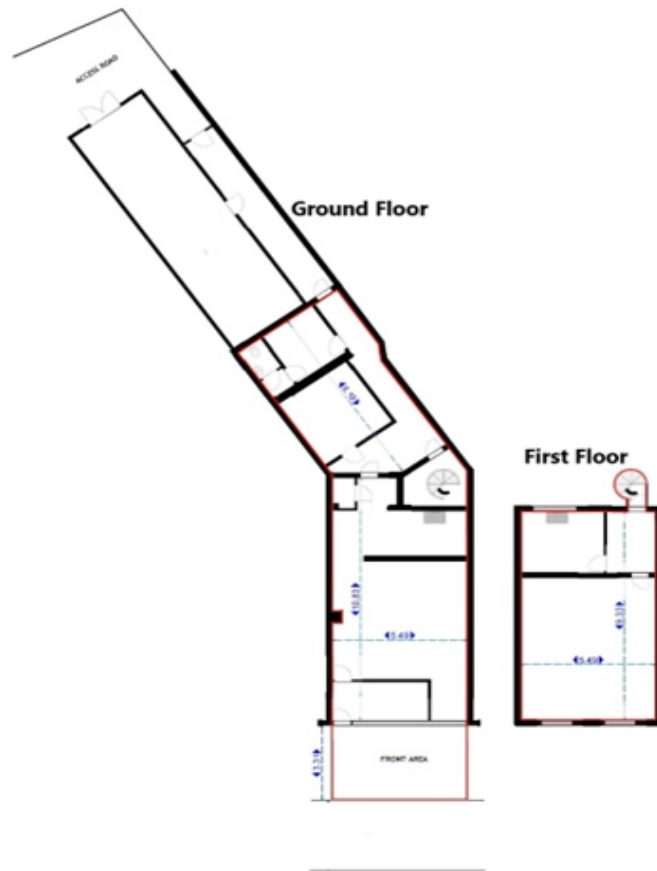
RETAIL INVESTMENT - FREEHOLD FOR SALE

- 1,560 Sq Ft (144.92 Sq M)
- Offers in Excess of £250,000

Description

The property comprises a two-storey mid-terraced building of traditional brick construction beneath a pitched tiled roof, and forms part of a parade of similar premises.

Indicative Floor Plan



Location

The property is prominently located on the western side of Sutton High Street, close to the junction with Vale Road

Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	1,002	93.09
First Floor	558	51.84
Total Gross Internal Floor Area	1,560 Sq Ft	144.92 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.

Tenancy

Tenant	Term	Rental	L&T Act
DP Realty and Sheermans Ltd	The property in its entirety is let on a Lease from 21/02/2024 to 19/12/2038, with 5 yearly upward only rent reviews.	£14,000 pax	Included

Data Room

For further information, please visit the [Data Room](#).



Terms

The premises are available Freehold for sale, subject to the existing tenancy, and associated income.

Price

Offers are sought in Excess of £250,000.

Rates

According to the Government website the property has a 2026 Rateable Value of £15,250. Therefore the rates payable for 2026-2027 are £5,825.50 (using the RHL multipliers). NB: The rates actually payable may be subject to transitional relief.

VAT

The property has not been elected for VAT.

EPC

The EPC rating for the ground floor is C (66). The first floor is rated as E (44).

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

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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.

