

CENTRO

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MIXED USE INVESTMENT – FOR SALE
GUIDE PRICE: £500,000

58 Upper Mulgrave Road, Cheam, Sutton, Surrey SM2 7AJ

Investment Summary

- Affluent North-East Surrey Village
- Fully tenanted
- Annual rental income £34,300

Location

The property is prominently located on the southern side of Upper Mulgrave Road, midway between the junctions of Champneys Close and Manor Road.

Cheam Mainline BR Station is within close proximity and, and Cheam Village offers a diverse range of retail shops and restaurant facilities.

Description

The premises comprise a mid-terraced property of brick construction, beneath a pitched roof, with commercial to the ground floor and residential upper parts, forming part of a parade of similar properties.



Tenancy Schedule

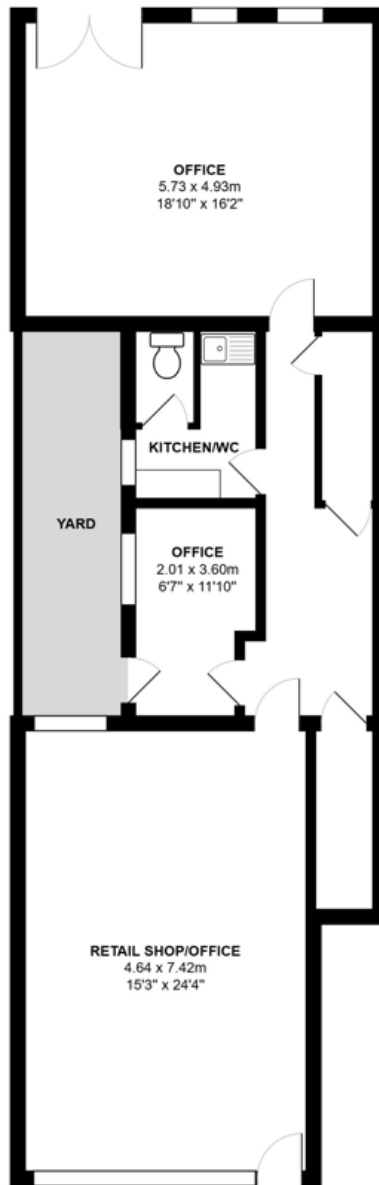
	Tenant	Area (sq ft)	Area (sq m)	Start Date	Lease Term	Rent Reviews	Annual Rental
Ground Floor Shop (58) and 2 rear Car Garages	BSF Consumables	*1,170 sq ft	*108.70 sq m	31/07/2020	5 year FRI Lease outside the L&T Act	N/A	£16,000
Split Level Maisonette (1 st and 2 nd floors)	Private Individual	1,492 sq ft	138.60 sq m	01/10/2015	Assured Shorthold Tenancy	N/A	£18,300
TOTAL ANNUAL RENTAL INCOME:							£34,300

All areas stated are approximate.

*Area shown excludes the two rear garages.

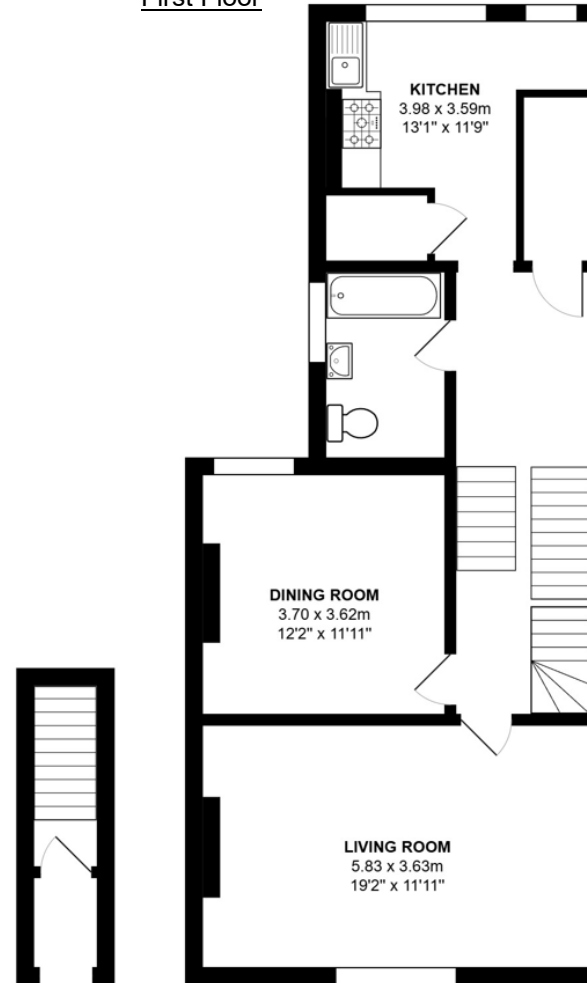
Further documentation is available within the [Data Room](#).

Ground Floor

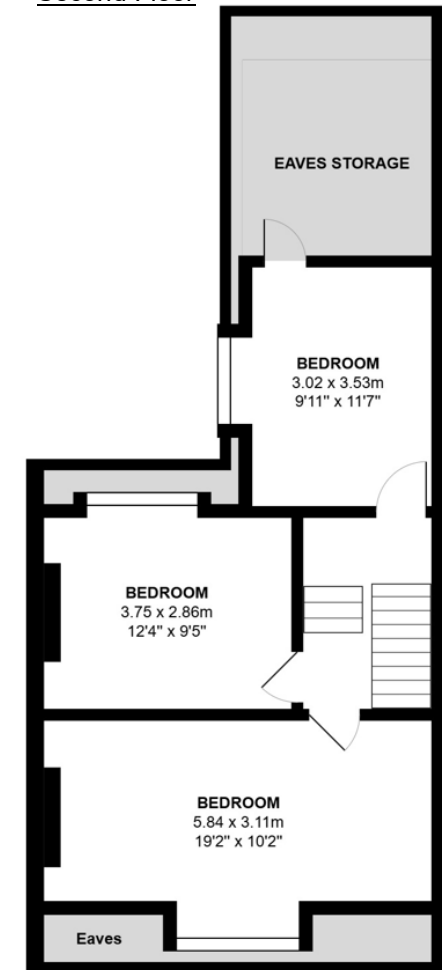


Floor Plans

First Floor



Second Floor



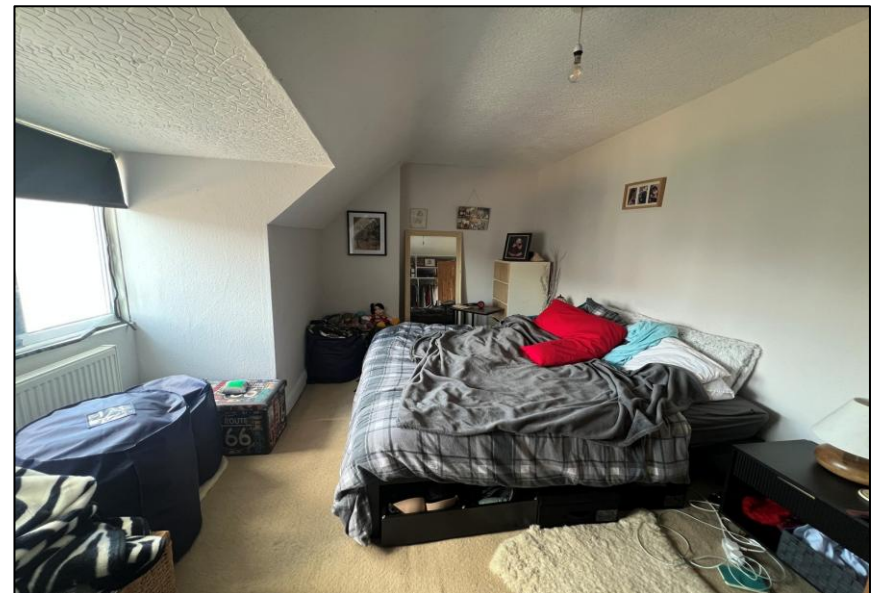
Plans for indicative purposes (NOT to scale)



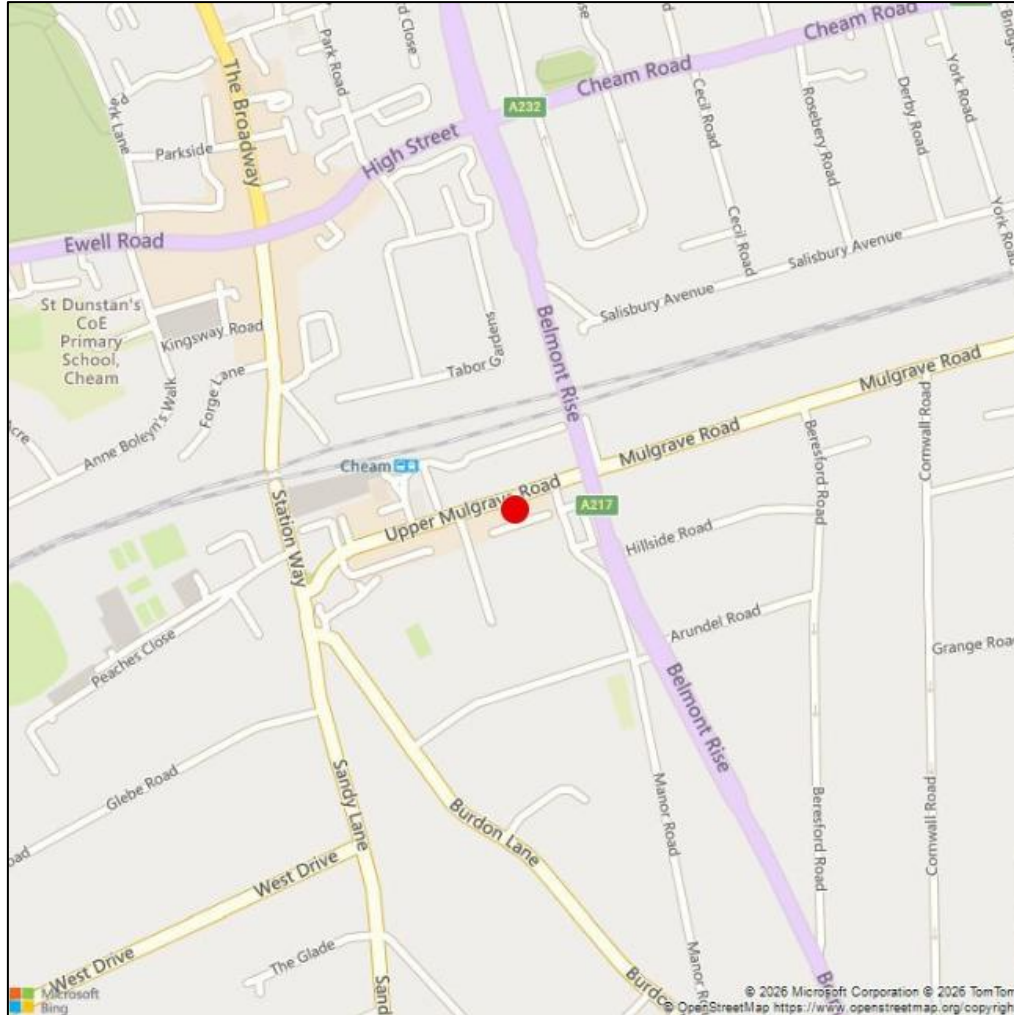
Ground Floor
Office



Split Level
Maisonette



Location Map



Terms

The premises are available Freehold, subject to the existing Tenancies, and associated rental income.

Guide Price

£500,000, subject to contract.

VAT

The property is not elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this matter.

AML

In accordance with current Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Contact - Sole Agents



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