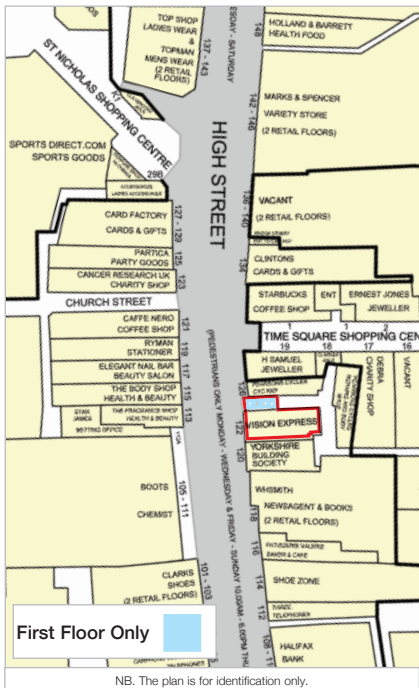


Sutton 124 High Street Surrey SM1 1LU

- **Freehold Town Centre Shop Investment**
- Well located on pedestrianised High Street
- Entirely let to Vision Express (UK) Limited until 2026 (1)
- Within close proximity to Times Square and St Nicholas Shopping Centres
- No VAT applicable
- Rent Review 2021
- Current Rent Reserved

£55,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

The London suburb of Sutton is situated approximately 11 miles south-west of Central London, midway between Epsom and Croydon. It is located on the A217, which connects to Junction 8 of the M25 Motorway, 5 miles south.

The property is located on the east side of the pedestrianised High Street, in the heart of the town centre within close proximity to both Times Square and St Nicholas Shopping Centres. Sutton Rail Station is within 0.3 miles to the south of the property.

Occupiers close by include Yorkshire Building Society (adjacent), WH Smith, Halifax, H Samuel, Starbucks, Marks & Spencer, Caffè Nero, Ryman, The Body Shop, Boots Chemist, O2, Metro Bank, TSB and Santander, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor opticians with ancillary accommodation above. Please note there is an element of flying freehold above the adjacent passageway (coloured blue on plan) and prospective bidders are referred to the Title documents for further information.

The property provides the following accommodation and dimensions:

Gross Frontage	7.65 m	(25' 2")
Net Frontage	6.65 m	(21' 10")

Shop Depth	17.1 m	(56' 2")
Built Depth	17.9 m	(58' 8")
First Floor	68.75 sq m	(740 sq ft)

Tenancy

The entire property is at present let to VISION EXPRESS (UK) LIMITED for a term of 10 years from 15th February 2016 at a current rent of £55,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. There is a tenant option to determine at the end of the 6th year, subject to a six month rent penalty (1).

Tenant Information

No. of Branches: 380+.

Website Address: www.visionexpress.com

For the year ended 31st December 2015, Vision Express (UK) Limited reported a turnover of £254.6m, a pre-tax profit of £7.2m, shareholders' funds of £69.5m and a net worth of £49.6m. (Source: Experian 15.02.2017.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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