

**Tenure**

Freehold.

**Location**

Cheam is located in the Borough of Sutton, 1 mile west of Sutton town centre, in this popular part of the Surrey commuter belt. The property is situated within Cheam Village Conservation Area, on the east side of the A2043, opposite the junction with Parkside and close to the junction with Ewell Road which in turn gives access to Sutton. Occupiers close by include HSBC, Santander, WH Smith, Boots and a wide range of local traders.

**Description**

The property is arranged on ground and one upper floor to provide a supermarket, three shops on ground floor with self-contained office accommodation on the first floor, divided into three suites. The property has a car park at first floor rear for 22 car spaces. The property also benefits from planning permission for an additional floor to provide nine flats, which in turn will amend the existing car parking (please refer to planning permission).

**VAT**

VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Planning (1)**

The property benefits from planning permission dated 2nd November 2015 (ref:A2015/72546) for an additional floor and nine flats above (2 x studio, 2 x one bedroom, 1 x two bedroom, 2 x three bedroom (duplex) and 2 x two bedroom (duplex)). For further enquiries please contact local authority. Local Planning Authority: London Borough of Sutton.

Tel: 0208 770 5000

email: [developmentcontrol@sutton.gov.uk](mailto:developmentcontrol@sutton.gov.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
28-32	Waitrose Limited (1)	Gross Frontage 18.25 m (59' 10") Net Frontage 16.84 m (55' 3") Shop Depth 27.34 m (89' 8") Built Depth 31.60 m (103' 8") Ground Floor 698.14 sq m (7,515 sq ft) First Floor 160.44 sq m (1,727 sq ft)	15 years from 12.02.2010 (2) Rent review every 5th year FR & I	£100,000 p.a. 2015 Rent Review (recently settled at arbitration from £75,000 pa)	Rent Review 12.02.2020
34	Cook Trading Limited (3)	Gross Frontage 5.48 m (17' 11") Net Frontage 5.08 m (16' 8") Shop Depth 12.13 m (39' 9") Built Depth 19.73 m (64' 9") Ground Floor 110.37 sq m (1,188 sq ft) Mezzanine 28.37 sq m (305 sq ft)	10 year lease from 02.04.2015 Tenant option to break 02.04.2020 FR & I	£18,500 p.a.	Rent Review 02.04.2020 Reversion 02.04.2025
36	Smith and Byford Limited	Gross Frontage 5.51 m (18' 1") Net Frontage 5.07 m (16' 7") Shop Depth 13.51 m (44' 4") Built Depth 19.71 m (64' 8") Ground Floor 97.36 sq m (1,048 sq ft) Mezzanine 13.59 sq m (146.29 sq ft)	5 years from 28.09.2012 FR & I	£18,000 p.a.	Reversion 28.09.2017
38	Urbanna Limited	Gross Frontage 4.63 m (15' 2") Net Frontage 3.85 m (12' 7") Shop Depth 12.22 m (40' 1") Built Depth 19.93 m (65' 5") Ground Floor 60.20 sq m (648 sq ft)	20 years from 15.10.2009 Rent review every 4th year FR & I	£12,250 p.a.	Rent Review 14.10.2017
40 – Suite 1	Vacant	First Floor Office 149.54 sq m (1,610 sq ft)	-	-	-
Suite 2	Vacant	First Floor Office 151.5 sq m (1,631 sq ft)	-	-	-
Suite 3	Vacant	First Floor Office 59.54 sq m (641 sq ft)	-	-	-
		<b>Sub Total Offices</b> 360.58 sq m (3,881 sq ft)			
		<b>Total</b> 1,529.05 sq m (16,459 sq ft)	<b>Total £148,750 p.a.</b>		

(1) For the year ended 31st January 2015, Waitrose Limited reported a turnover of £6,016,700,000, a pre-tax profit of £167,600,000, shareholders' funds of £954,800,000 and a net worth of £853,700,000. (Source: [riskdisk.com](http://riskdisk.com) 23.12.2015)

(2) The tenant has the option to determine on 12th February 2020.

(3) For the year ended 31st March 2014, Cook Trading Limited reported a turnover of £35,818,721, a pre-tax profit of £2,412,554 and shareholders' funds and a net worth of £5,076,072. (Source: [riskdisk.com](http://riskdisk.com) 23.12.2015)

## Cheam

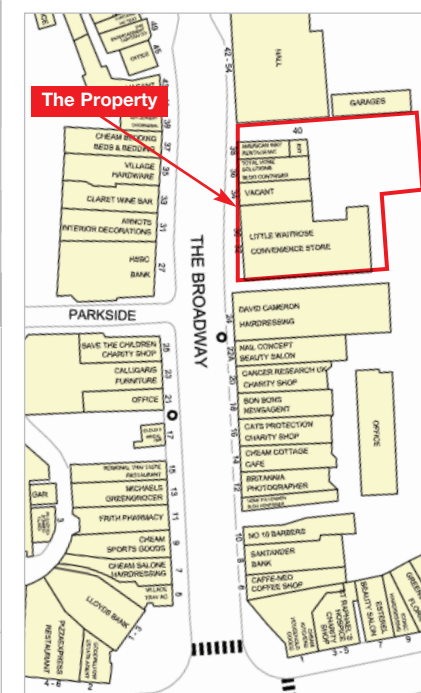
### 28-40 The Broadway

### Surrey

### SM3 8BD

- **Well Located Freehold Retail Parade Investment with Planning Permission for Residential Extension and Conversion**
- To be offered with the benefit of planning permission for extension and conversion to provide nine self-contained flats
- Comprises a supermarket, 3 shops and former offices extending to approximately 360.58 sq m (3,881 sq ft)
- Mixture of national and local occupiers with majority let to Waitrose and Cook
- Total Current Rents Reserved

**£148,750 pa**  
with vacant possession of first floor offices and planning permission for development



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

**Seller's Solicitor** Z Rahman, Tech Lawyer. Tel: 0203 397 8881 e-mail: [zarek@techlawyer.co.uk](mailto:zarek@techlawyer.co.uk)





Computer generated image of proposed development





