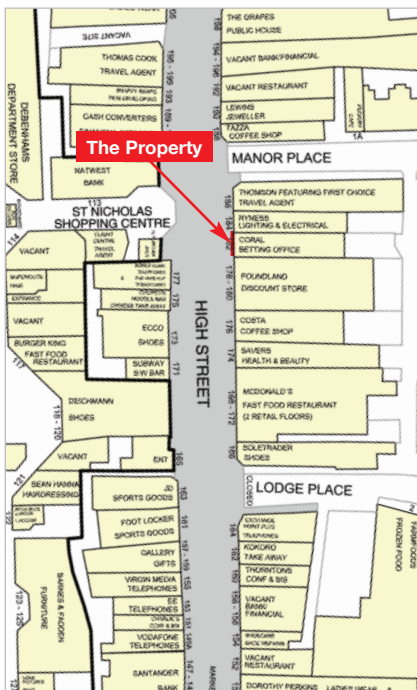


Sutton 182 High Street Surrey SM1 1NL

- Freehold Betting Shop and Residential Investment
- Well located on pedestrianised High Street
- Opposite entrance to St Nicholas Shopping Centre
- Ground floor let to Coral Racing Ltd
- VAT is not applicable to this lot
- Shop Rent Review 2019
- Total Current Rents Reserved
£68,200 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 NatWest, Poundland (adjacent), Costa, Savers, Marks & Spencer, Foot Locker, EE, Vodafone and McDonald's.

Description

The property is arranged on ground and two upper floors to provide a ground floor betting shop with two self-contained flats on the first and second floors. The flats benefit from rear access and the property benefits from parking.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
182	Coral Racing Ltd (1)	Gross Frontage 6.55 m (21' 6") Net Frontage 6.40 m (21' 0") Shop Depth 19.30 m (63' 4") Ground Floor 124.50 sq m (1,340 sq ft)	10 years from 06.11.2014 Rent review in 5th year FR & I	£40,000 p.a.	Rent Review 2019
Flat 1	Individual	Two Bedroom Flat	12 month Assured Shorthold Tenancy from June 2016	£14,400 p.a.	
Flat 2	Individual	Two Bedroom Flat	Periodic Assured Shorthold Tenancy from May 2016	£13,800 p.a.	

(1) For the year ended 26th September 2015, Coral Racing Ltd reported a turnover of £667.786m, a pre-tax profit of £81.106m and a net worth of £264.1m. (Source: riskdisk.com 27.04.2017.)

Total £68,200 p.a.

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 Nisha Saigal, Lawrence Stephens. Tel: 0207 936 8888 e-mail: nsaigal@lawstep.co.uk

