

North Cheam

712, 714 & 716

London Road

Surrey

SM3 9BY

- **Freehold Convenience Store and Ground Rent Investment**
 - Majority let to Alldays Stores Ltd with guarantor (a wholly owned subsidiary of Co-Operative Group Ltd) until 2020 (1)
 - Popular south-west London suburb
 - Shop Rent Review 2015
 - Ground Rent Reversions 2101
 - Total Current Rents Reserved
- £24,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

North Cheam is within the London Borough of Sutton and is a popular suburb, located 11 miles south-west of central London and 5 miles south-east of Kingston upon Thames.

The property is situated on London Road, which forms part of the A24 and forms part of a well established shopping parade, close to the junction with Staines Avenue.

Occupiers close by include a full range of local traders.

On-street parking is available to the front of the property.

Description

The property is arranged on basement, ground and two upper floors to provide a double fronted convenience store and a shop (t/a Pizza 2 Go), both with basements, together with three maisonettes above. The shop and all three maisonettes have been sold off on long leases. The property benefits from rear access off Staines Avenue to a small yard.

VAT

VAT is applicable to this lot.

Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
712-714	Alldays Stores Ltd (1) Guarantor Alldays plc (sublet)	Gross Frontage 10.10 m (33' 2") Net Frontage 9.70 m (31' 10") Shop Depth 16.05 m (52' 8") Built Depth 20.70 m (67' 11") Ground Floor 165 sq m (1,776 sq ft) Basement 170 sq m (1,830 sq ft)	25 years from 24.06.1995 Rent review every fifth year FR & I	£23,950 p.a.	Rent Review 2015
716	H R Shekharri	Basement and Ground Floor Shop	115 years from 29.09.1986	£50 p.a.	Reversion 2101
712A, 714A & 716A 1st & 2nd Floors	Chart Enterprises Inc	Three Maisonettes	Each 115 years from 29.09.1986 FR & I	Peppercorn	Reversion 2101

(1) Alldays Stores Ltd were taken over the Co-Operative Group (CWS) Ltd in October 2002. The Co-Operative Group currently operate from over 4,800 food stores throughout the UK. (Source: www.co-operative.coop/corporate/aboutus/)
The shop has been sub-let to Nadarajah Sriskandarajah (t/a Costcutter)

Total £24,000 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

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