

North Cheam

557 London Road Sutton Surrey SM3 9AE

- **Virtual Freehold Shop Investment**
- Located in a densely populated residential area, fronting the busy London Road (A24)
- VAT is not applicable
- Rent Review September 2015
- Shop Reversion 2019
- Current Gross Rent Reserved
£8,400 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Virtual Freehold. To be held for a term of 999 years from completion at a peppercorn ground rent.

Location

North Cheam forms part of the London Borough of Sutton and is a busy, popular and densely populated commuter suburb, located 11 miles south-west of Central London and 5 miles south-east of Kingston-upon-Thames. London Road forms part of the A24.

The property forms part of a parade of shops and is situated on the north side of London Road (A24), close to its junction with Lavender Avenue. Occupiers close by include Barclays, Pizza Hut Delivery, Carpetright, Greggs, Blockbuster, Londis, McDonald's, JD Wetherspoon and a Sainsbury's Supermarket.

Description

The property is arranged on ground floor only to provide a ground floor shop.

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.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Sean Joseph Brogan (t/a Hairdresser)	Gross Frontage 6.70 m (including entrance to uppers) Net Frontage 5.05 m Shop & Built Depth 8.85 m	(21' 11") (16' 7") (29') Term from 1st September 2007 to 13th August 2019 Rent review every 4th year FR & I	£8,400 p.a.	Rent Review 2015

Total £8,400 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 Mr J Fieldon, Gaby Hardwicke. Tel: 01424 438011 Fax: 01424 722409 e-mail: jmf@gabyhardwicke.co.uk