

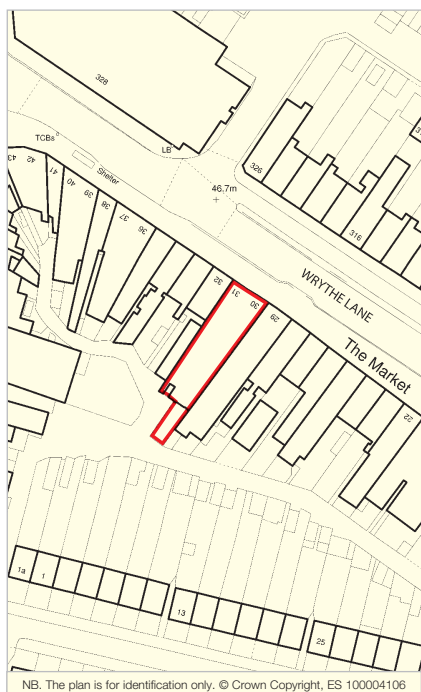
Rosehill

**30/31 The Market
Wrythe Lane
Carshalton
Surrey
SM5 1AG**

- **Freehold Shop Investment**
- Let to Superdrug Stores plc
- Attractive two storey building
- Forms part of a busy parade of shops
- Reversion 2016
- VAT is not applicable
- Current Rent Reserved

£30,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Rosehill is a densely populated suburb located 2 miles north-west of Carshalton and 2 miles north-west of Sutton. The area is served by the A232 and the A217, the latter linking to the M23/M25, 17 miles to the south. The property is situated within a parade of similar shop units and forms part of the busy local shopping area of Rosehill to the north of Carshalton town centre. It is on the south side of Wrythe Lane close to its junction with the A217 Reigate Avenue. Occupiers close by include Co-Op, Barclays Bank, Papa John's, Ladbrokes, Betfred and a number of local traders.

Description

The property is arranged on ground and one upper floor to provide a large double fronted shop unit with self-contained residential accommodation on the first floor, which is accessed from the rear but that is not presently used. In addition there is a rear yard.

The property provides the following accommodation and dimensions:		
Gross Frontage	10.60 m	(34' 9")
Net Frontage	9.75 m	(31' 11")
Shop Depth	23.30 m	(76' 5")
Built Depth	32.50 m	(106' 7")
First Floor – Residential Accommodation (Not Inspected)		

Tenancy

The entire property is at present let to SUPERDRUG STORES PLC for a term of 5 years from 29th September 2011 at a current rent of £30,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Superdrug are the UK's second largest beauty and health retailer currently operating over 900 stores in England, Scotland, Wales, Northern Ireland and the Republic of Ireland. They currently have 226 in-store pharmacies. Website Address: www.superdrug.com
For the year ended 31st December 2011, Superdrug Stores Plc reported a turnover of £1.049bn, a pre-tax profit of £5.517m, Shareholders' Funds of £138.953m and a net worth of £124.652m.
(Source: riskdisk.com 12.04.2013.)

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.

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 S Cohen Esq, Michael Conn Goldsobel. Tel: 0207 580 8902 Fax: 0207 323 0641 e-mail: simonc@mcglex.co.uk
Joint Auctioneer A Filer Esq, Anthony Filer & Co. Tel: 0208 459 5855 e-mail: anthony@filer.co.uk