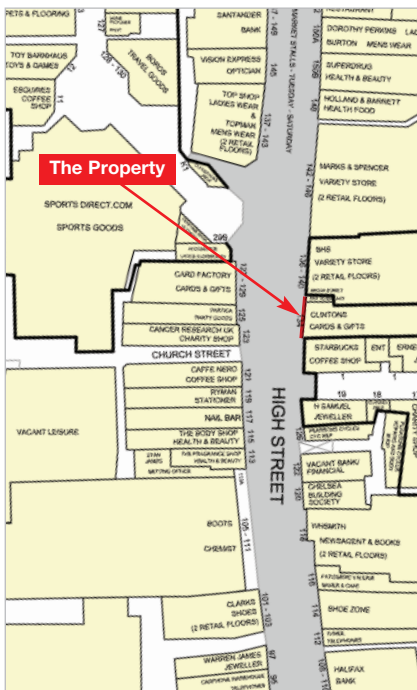


Sutton 134-136 High Street Surrey SM1 1LX

- **Well Located Freehold Shop and Office Investment**
- Located in a busy trading position on the pedestrianised High Street
- Between BHS and Starbucks
- Let to AG Retail Cards Ltd (t/a Clintons) on a lease expiring 2019
- Current Rent Reserved
£100,000 pa



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 situated in a first class position on the east side of the High Street on the pedestrianised retail pitch opposite an entrance to the St Nicholas Shopping Centre.

Occupiers close by include BHS (adjacent), Holland & Barrett, Marks & Spencer, H Samuel, Topshop, Starbucks and Caff  Nero, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a large ground floor shop unit with staff ancillary and storage accommodation at the rear of the first floor. The remainder of the first floor (front) provides self-contained office accommodation, accessed from the front.

The property provides the following accommodation and dimensions:

Gross Frontage (Inc. Ent.)	9.10 m	(29' 10")
Net Frontage	7.20 m	(23' 7")
Shop Depth	23.25 m	(76' 4")
Built Depth	24.25 m	(79' 7")
First Floor (Rear)	53.0 sq m	(570 sq ft)
First Floor (Sublet)	83.5 sq m	(899 sq ft)

Tenancy

The entire property is at present let to AG RETAIL CARDS LTD (t/a Clintons) for a term of 4 years from 5th March 2014 at a current rent of £100,000 per annum. The lease contains full repairing and insuring covenants. The first floor is sublet to Brook Street Bureau.

Tenant Information

No. of Branches: 400.

Website Address: www.clintoncards.co.uk

For the year ended 1st February 2014, AG Retail Cards Ltd reported a turnover of £210,702,000, a pre-tax profit of -£1,774,000, shareholders' funds of £17,252,000 and a net worth of £16,420,000. (Source: Experian 06.08.2015.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 10 Sutton**.

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 Kieran Soobadoo Esq, Russell Cooke. Tel: 0208 789 9111 e-mail: kieran.soobadoo@russell-cooke.co.uk

