

LOT
A

214 High Street, Sutton,
Surrey SM1 1NU

*Reserve below £750,000

6 WEEK COMPLETION



FREEHOLD FOR SALE BY PUBLIC AUCTION
WEDNESDAY 25TH OCTOBER 2017 AT 1 PM
(UNLESS SOLD PRIOR)
(MAIN AUCTION COMMENCES 12 PM)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG

SITUATION

Located in this busy pedestrianised section of the High Street, adjacent to **Betfred** and **RBS** and amongst other multiples such as **Greggs**, **Oxfam**, **Argos**, **Bon Marche** and an **Asda Superstore**. Sutton Rail Station (Thameslink and Southern Lines), which provides fast access to London, is a short walk away.

Sutton lies some 10 miles south-west of central London and benefits from excellent road and rail links.

PROPERTY

A mid terrace building comprising a **Deep Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: No 182 High Street (shop & 2 flats) sold in May 2017 at a 4.94% Gross Yield

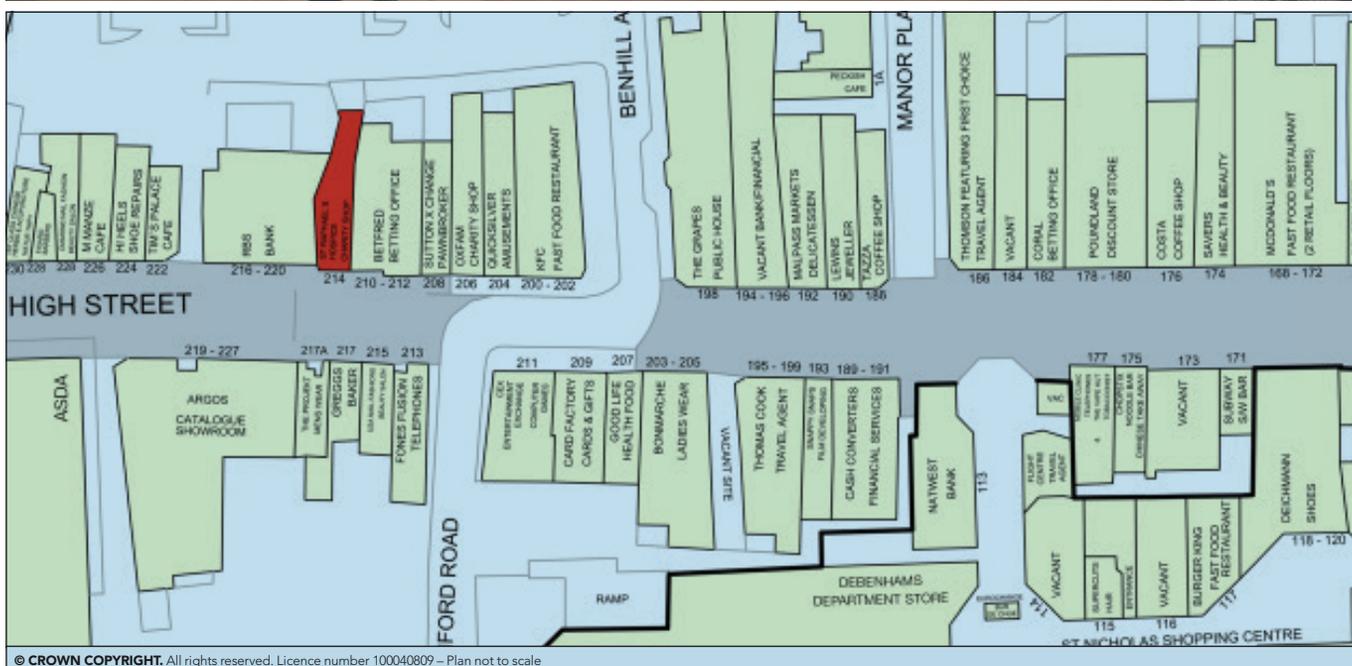
TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 214 (Ground Floor Shop)	Gross Frontage 17'7" Internal Width 16'11" Shop Depth 42'0" Built Depth 70'10" 2 WCs plus Kitchen	The Congregation of the Daughters of the Cross of Liege t/a St Raphael's Hospice (See Tenant Profile)	10 years from 20th April 2015	£35,000	FRI Rent Review 2020. Tenant's Break 2021.
Flat 214A (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 549 sq ft ¹)	Individual	1 year from 2nd February 2017	£10,200	AST. £1,176.92 Rent Deposit held.
Flat 214B (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 527 sq ft ¹)	Individual	1 year from 5th May 2016	£10,200	AST. Holding Over. £1,176.92 Rent Deposit held.
TOTAL				£55,400	

¹ Not inspected. Area from EPC

TENANT PROFILE

St Raphael's Hospice was established in 1987 and now operates from 12 Charity Shops employing around 200 paid staff plus over 680 Volunteers. The Charity receives almost 25% Government funding via an NHS Trust. Accounts for the Y/E 31/3/17 reported Total Income of £5.167m and Total Assets of £7.721m. (Visit: www.straphaels.org.uk).



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VENDOR'S SOLICITORS
Gunnercooke LLP - Tel: 03330 143 401
Ref: E. Lopian
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Tel: 020 8492 9449

The Surveyors dealing with this property are
JONATHAN ROSS and **NICHOLAS LEIGH**

General Conditions and Memorandum
As per Barnett Ross Catalogue
25th October 2017

The successful Buyer will be liable to pay the
Auctioneers an administration fee of £500
(including VAT) upon exchange of contracts