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PROPERTY MANAGERS & BUILDING SURVEYORS

***PRIME RETAIL WITH RESIDENTIAL DEVELOPMENT
OPPORTUNITY***

FREEHOLD FOR SALE

**Ground Floor Retail - Let Short Term*

** First and Second Floor - Part Developed Residential to Provide Two Flats*

74 HIGH STREET, SUTTON, SURREY SM1 1EZ



LOCATION:

Sutton is a principal town of the London Borough of Sutton situated 11 miles south west of central Croydon midway between Epsom and Croydon. The town is located on the A232 which connects via the A217 to junction 8 of the M25 5 miles to the South and Central London via the A24 or A3. There are frequent rail services to Central London.

The property is situated in a prime pedestrianised retail position on the eastern side of the High Street close to its junction with Throwley Road. The property is located between Specsavers and Greggs with Wilko, Waterstones, HSBC and Nationwide closeby.



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PAUL S. LACK BSc FRICS RICHARD G WOODS BSc FRICS

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IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF

DESCRIPTION: 74 High Street is arranged over ground floor and two upper floors to provide a ground floor shop, extended to the rear and two floors of residential accommodation with access from the rear via Throwley Road. Planning permission has been obtained in respect of the upper floors to convert to 1 x 1 bedroom flat and 1 x 2 bedroom flat.

ACCOMMODATION: Ground Floor

The ground floor shop has the following approximate dimensions and areas.

Internal width	5.28m	(17' 4")
Overall shop depth	16.24m	(53' 1")
Shop and rear rooms	85.56 sq m	(921 sq ft)
Rear extension	41.80 sq m	(450 sq ft)
Store	1.30 sq m	(14 sq ft)
Two x WC's		
Total approximately	128.66 sq m	(1,385 sq ft) plus toilets

First and Second Floors

The residential accommodation, for which plans are attached, has planning permission to convert to 1 x 1 bedroom flat and 1 x 2 bedroom flat.

SHOP LEASE: The ground floor shop is occupied by Shuropody on a contracted out lease which expires 24th February 2020 at a rent of £32,500 per annum.

The upper parts are offered with vacant possession.

EPC: The ground floor shop has an EPC rating of 105 in Band E and the upper parts have an EPC rating of 55 and Band D.

NOTICE

Stuart Edwards Fullermoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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- TENURE:** The freehold interest is to be sold with vacant possession of first and second floor residential accommodation and subject to the existing lease of the ground floor shop.
- PRICE:** For our clients' freehold interest, offers in excess of £620,000.
- VAT:** The price sought is exclusive of VAT, if applicable.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- VIEWING:** For further information, email details, or to arrange an inspection, please contact sole agent:

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SUBJECT TO CONTRACT
(December 2019)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website.
(www.commercialleasecodeew.co.uk)