
FREEHOLD FOR SALE
MIXED USE INVESTMENT PROPERTY
COMPRISING A PRIME RETAIL UNIT AND
2X SELF-CONTAINED FLATS



CURRENTLY PRODUCING A RENTAL INCOME OF £68,200 PER ANNUM
182 HIGH STREET, SUTTON
SURREY SM1 1NL

Henry Adams (Horsham) LLP 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 horsham@henryadams.co.uk henryadams.co.uk

Residential / **Commercial** / Rural / Development / Auctions

LOCATION

The property fronts a high footfall semi-pedestrianised section of Sutton High Street, opposite St Nicholas Shopping Centre www.stnicssutton.co.uk which serves as the town's premier covered shopping mall. Nearby major retailers include Costa Coffee, Savers, McDonalds, Cash Converters, Next, Thompson Travel, Subway, JD Sports, Snappy Snaps, Thomas Cook and Poundland.

Sutton is a densely populated residential area with a thriving retail and commercial centre, situated approximately 12 miles south-west of central London, 5 miles west of Croydon, 10 miles north of Reigate and 7 miles south-east of Kingston.

DESCRIPTION

The property forms an attractive three storey mid-terraced building, comprising a retail unit over ground floor, let to Coral bookmaker with two self-contained tenanted flats over first and second floors. The property benefits from parking and independent access to the flats at the rear. Both commercial and residential aspects were refurbished in 2015.

COMMERCIAL ACCOMMODATION (GROUND FLOOR)

Gross Frontage	6.55 m (21'6 ft)
Internal Width	6.40 m (21'0 ft)
Shop Depth	19.29 m (63'0 ft)
Sales Area	124.48 m² (1,340 ft²)

RESIDENTIAL ACCOMMODATION (FIRST & SECOND FLOORS) - FLOOR PLANS AVAILABLE

<u>Flat 1</u>	<u>Flat 2</u>
Living Room	Living Room
Kitchen	Kitchen
Bathroom	Bathroom
Bedroom 1	Bedroom 1
Bedroom 2	Bedroom 2

LEASE / TENANCY SCHEDULE

Number	Tenancy terms	Rent	Size
182	10 year lease from 6 th Nov 2014	£40,000 pa	1,340 sq ft
Flat 1	12 month AST from 1 st June 2016	£14,400 pa (£1,200 pcm)	2 bed - 614 sq ft
Flat 2	Periodic AST from 22 nd May 2015	£13,800 pa (£1,150 pcm)	2 bed - 527 sq ft
Income		£68,200 pa	

TENURE

Freehold interest, subject to the above stated tenancies.

PRICE

~~£1,400,000~~ £1,300,000

VIEWING ARRANGEMENTS

Whilst the commercial premises may be informally inspected as a customer, we would ask all parties not to approach the tenant or staff members. Arrangements for thorough inspections can be made by appointment with joint sole selling agents Henry Adams Commercial and HNF Property

CONTACTS

Henry Adams Commercial

Andrew Mark Algar BA (Hons)

01403 282 519 | 07868 434 449

andrew.algar@henryadams.co.uk

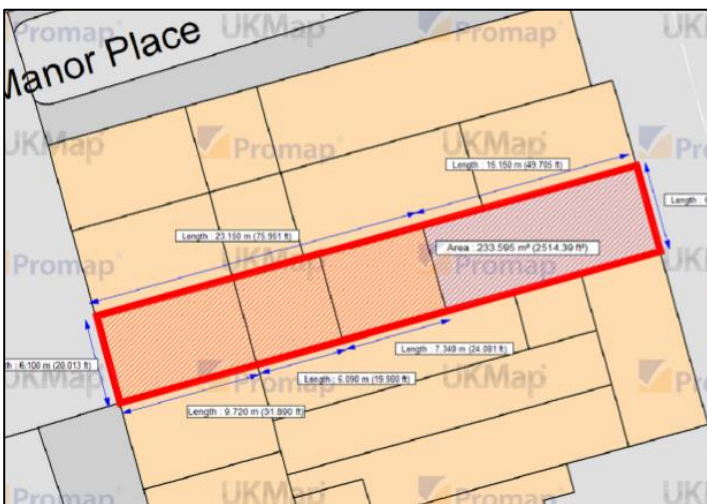
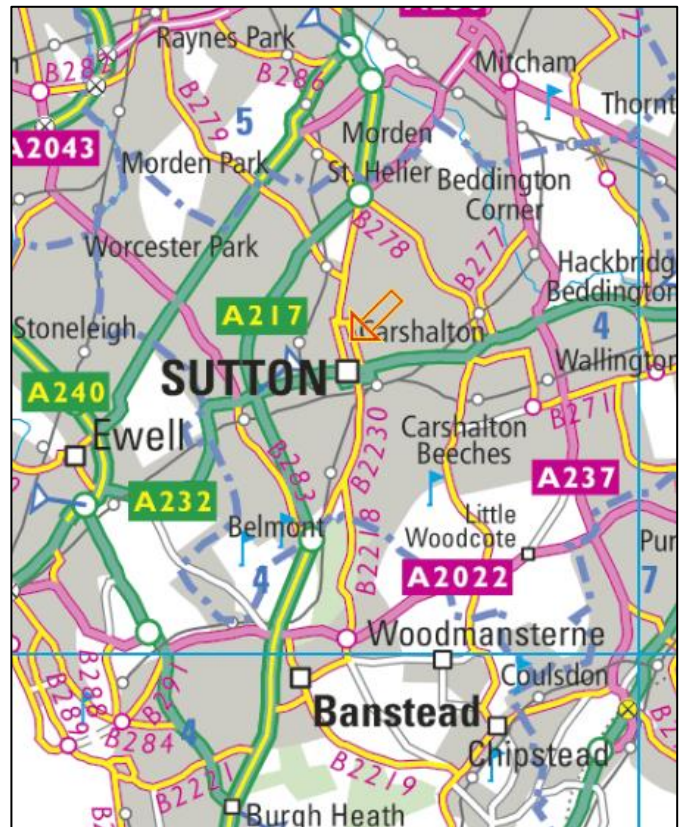
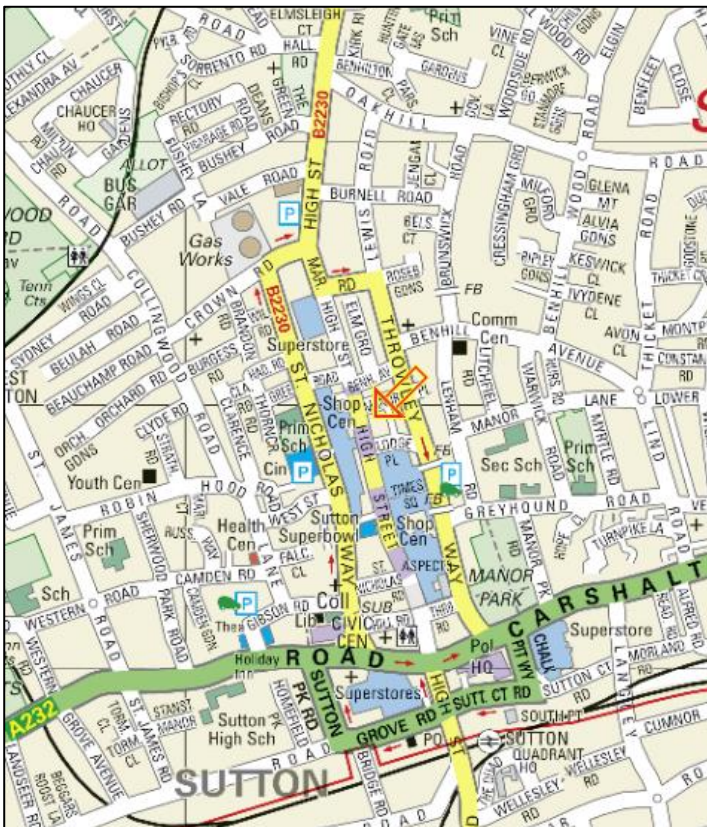
HNF Property

Chris Warnes

0208 681 2000

cjaw@hnfproperty.com

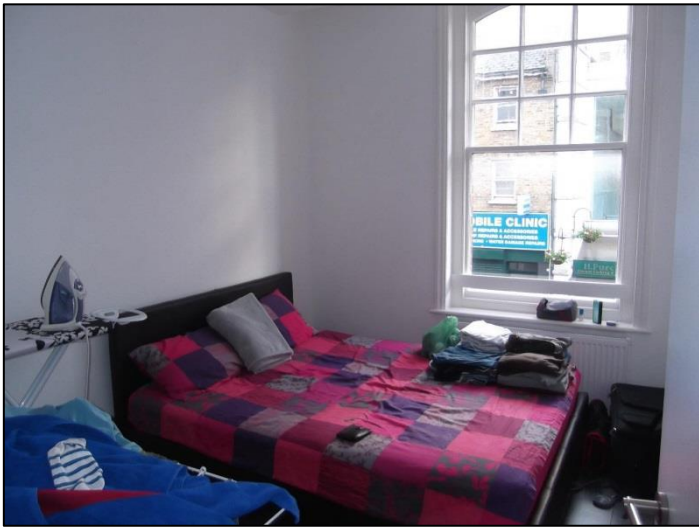
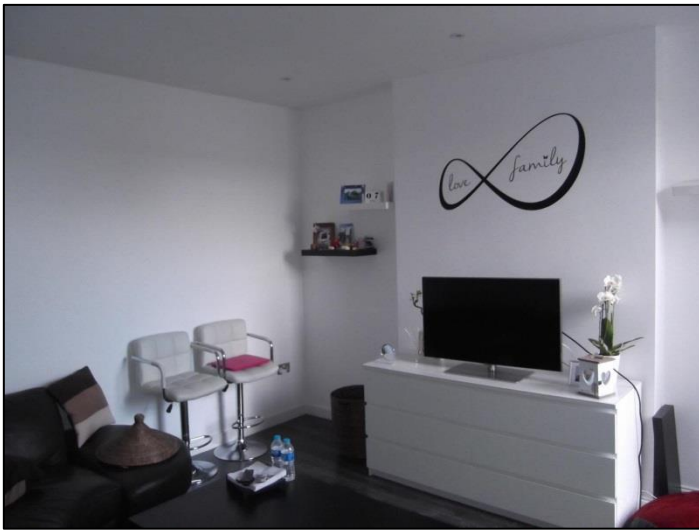
LOCATION MAPS – NOT TO SCALE



BLOCK PLAN – NOT TO SCALE

Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and aspects of the property at the time they were taken or created.

Neither Henry Adams Horsham LLP nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.



ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificate
Non-Domestic Building

HM Government

182 High Street
SUTTON
SM1 1NL

Certificate Reference Number:
9545-3041-0245-0400-7805

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collect/indicators-and-energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ 100-100

A 75-100

B 65-75

C 55-65

D 45-55

E 35-45

F 25-35

G 15-25

Less energy efficient

75 This is how energy efficient the building is.

Technical Information

Main heating fuel: Other
Building environment: Unconditioned
Total useful floor area (m²): 121
Building complexity (NOS level): 3
Building emission rate (kgCO₂e/m² per year): 70.63
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

75 if newly built
50 if typical of the existing stock

182 High Street

Energy Efficiency Rating

Very energy efficient • lower running costs

(92 plus) **A**
(81-91) **B**
(69-80) **C**
(55-68) **D**
(39-54) **E**
(21-38) **F**
(1-20) **G**

Not energy efficient • higher running costs

Current	Potential
70	76

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

182a High Street - Flat 1

Energy Efficiency Rating

Very energy efficient • lower running costs

(92 plus) **A**
(81-91) **B**
(69-80) **C**
(55-68) **D**
(39-54) **E**
(21-38) **F**
(1-20) **G**

Not energy efficient • higher running costs

Current	Potential
73	78

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182a High Street - Flat 2