

NO VAT

SHW

MAKING
PROPERTY
WORK
SHW.CO.UK



FOR SALE

FREEHOLD RETAIL INVESTMENT WITH CONVERSION / EXTENSION
REDEVELOPMENT POTENTIAL (STPP)
1-9 CHEAM ROAD, SUTTON SM1 1SN

SUMMARY

- Unbroken freehold mixed-use investment comprising a terrace of six commercial properties; arranged over ground and first floors.
- All commercial units are let.
- Total passing rent of £122,900.
- Possible redevelopment opportunity by way of demolition and extensive residential-led development (STPP).
- Possible permitted development air-space extension (STPP).
- Offers invited in the region of **£1,700,000** subject to the existing leases.

LOCATION

The property is located in Sutton.

The property fronts Cheam Road, within Sutton Town Centre.

Sutton Railway Station is approximately 0.1 miles to the south providing services to London Bridge, London St Pancras, London Victoria, Clapham Junction, Wimbledon and Epsom.

Occupiers close by include:

Ladbrokes	Morrisons	Pizza Express
Zizzi	Nandos	Betfred
Subway	Foxtons	Barclays Bank
Primark	Next	WH Smith
Sports Direct	Starbucks	H Samuel
Clarkes Jewellers	Whittard of Chelsea	Silk Road Rugs
Anaya's Collection	Pop Mart Soho Store	Clintons
Marks and Spencer		

The Local Authority is the London Borough of Sutton.

DESCRIPTION

The property comprises a terrace of six commercial properties, arranged over ground and first floors.

Possible redevelopment opportunity by way of either demolition and redevelopment, conversion and vertical and rearwards extension or a permitted development air-space extension (STPP). Purchasers are to undertake their own planning enquiries.

DEVELOPMENT IN SUTTON

Sutton Council recently announced funding for refurbishment of the St Nicholas Shopping Centre in the High Street by 2029 to create a new Civic Hub, with offices for the Council and partner organisations, a new library, areas for markets and leisure, with public meeting and event spaces. (<https://suttontowncentre.sutton.gov.uk/projects/sutton-civic-and-town-centre-regeneration>)

There is a new development of residential across the rear roadway at 10-12 Cheam Road, which has just begun construction.

A Singapore-style development with around 1000 units – named Chalk Gardens - has broken ground just three minutes' walk away, with green spaces and c. 9000 sq ft commercial. (<https://chalkgardens.co.uk/>)

The Chalk Gardens development is set to contribute £10.6M of Community Infrastructure Levy towards the Council's Town Centre Infrastructure Fund in addition to the award of £11.3M by the government to spend on the High Street granted as part of the Future High Streets Fund. (<https://constructing-london.com/sutton-bq/>)

GUIDE PRICE

Unconditional offers are invited for the freehold interest subject to the existing leases in the region of **£1,700,000**. A purchase at this level would, after normal purchaser's costs, show a Net Initial Yield of 6.81%.

VAT

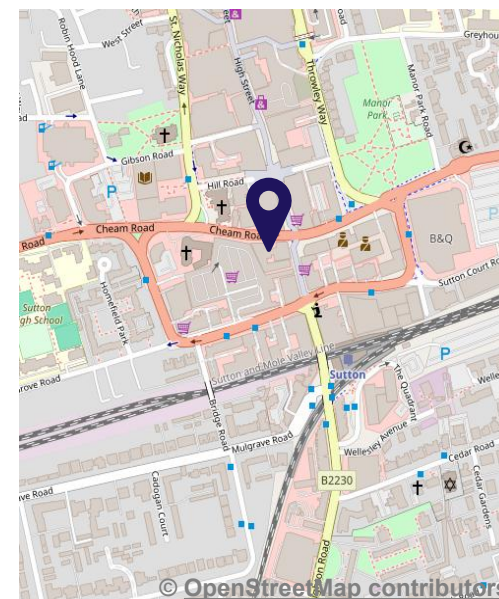
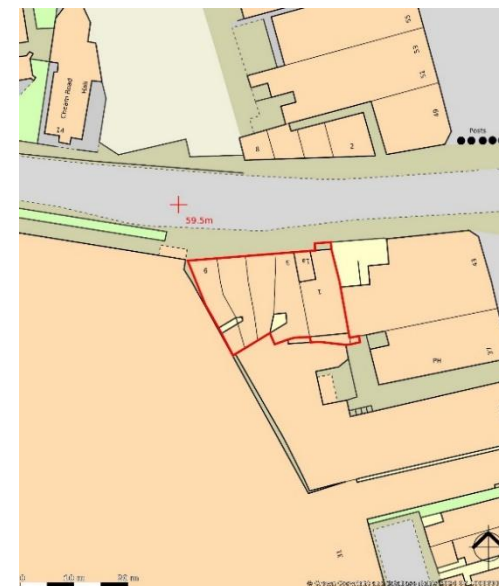
We understand that the property is not elected for VAT.

TENURE

The property is held freehold under three titles - SGL174309, SGL533174 and SGL274753.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms with a purchaser, a mandatory Purchaser AML documentation request will be made.



VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk

Richard Plant

t: 07850 584240

e: rplant@shw.co.uk



@SHWProperty

SHW Property

SHW Property

MAKING
PROPERTY
WORK

SHW.CO.UK

TENANCY SCHEDULE

The property is held under six FRI leases with a passing rent of £122,900 per annum.

UNIT	TENANT	UNIT SIZE (SQ FT)	TERM	LEASE START	RENT REVIEW	BREAK CLAUSE	LEASE EXPIRY	LTA 1954	RENT (PER ANNUM)
1	Individuals	1,830	10 Years	06/10/2019	06/10/2024	06/10/2024	05/10/2029	Inside	£26,000.00
1A	Individuals	1,023	10 Years	11/03/2025	11/03/2030	11/03/2030	10/03/2035	Outside	£19,000.00
3	Individuals	409	20 Years	29/09/2007	-	-	28/09/2027	Outside	£13,250.00
5	Fuse Hair Dressing Limited	969	15 Years	29/09/2012	-	-	28/09/2027	Inside	£20,250.00
7	KK Hospitality Limited	1,432	15 Years	15/03/2010	-	-	14/03/2025	Inside	£26,000.00
9	Betsutenjin Sutton Company Ltd	990	10 Years	30/05/2025	-	30/05/2030	29/05/2035	Inside	£18,400.00
TOTAL									£122,900.00

EPC

EPCs can be found in the Data Room.

DATA ROOM

For further information, including leases and title documents, use the following link: [Click Here](#)

VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk

Richard Plant

t: 07850 584240

e: rplant@shw.co.uk



@SHWProperty
SHW Property
SHW Property

MAKING
PROPERTY
WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316



VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk

Richard Plant

t: 07850 584240

e: rplant@shw.co.uk



@SHWProperty

SHW Property

SHW Property

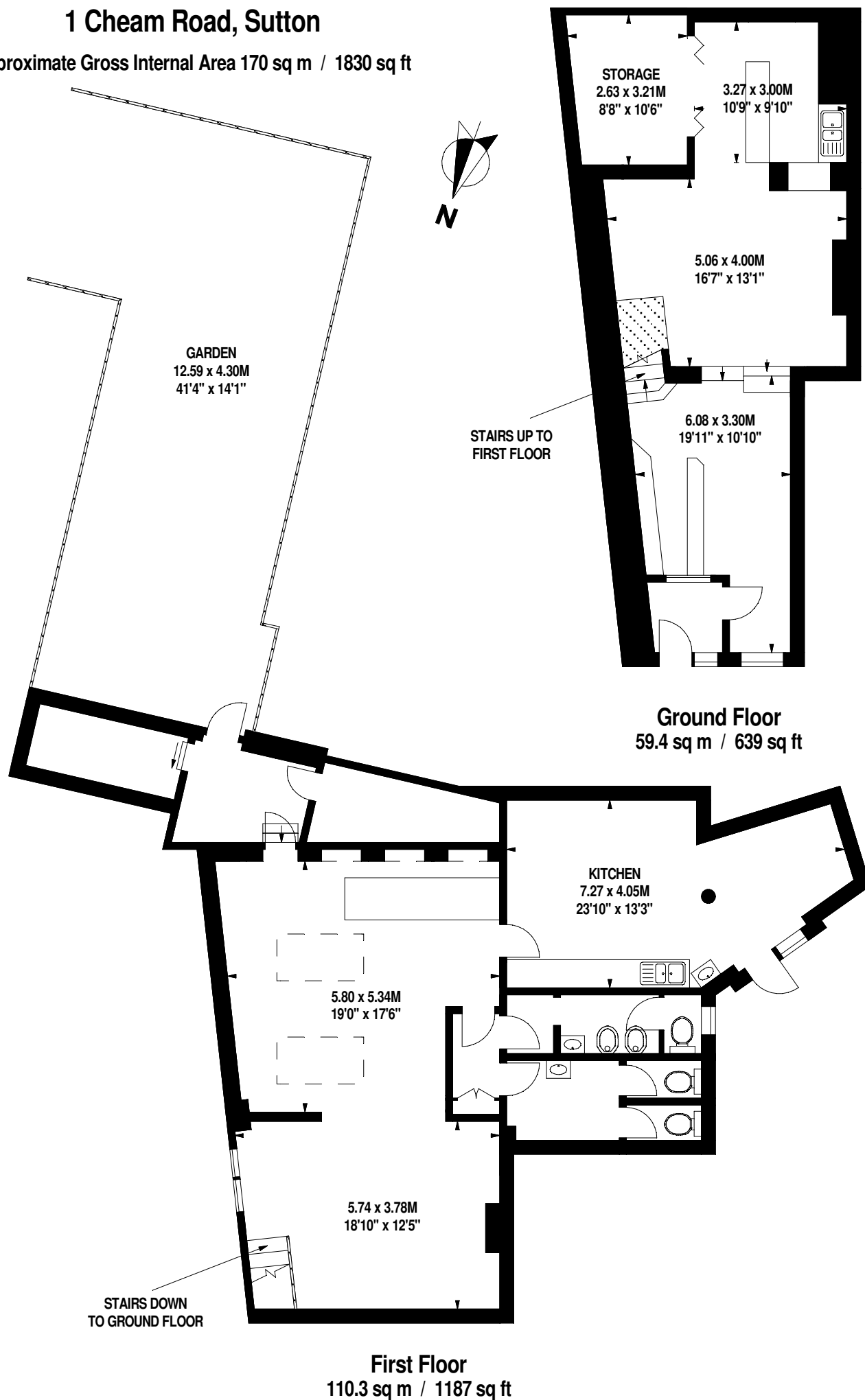
**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW.CO.UK

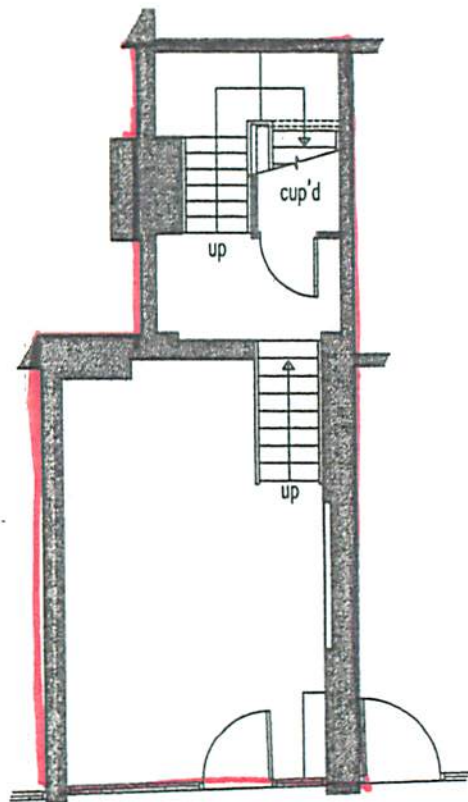
1 Cheam Road, Sutton

Approximate Gross Internal Area 170 sq m / 1830 sq ft



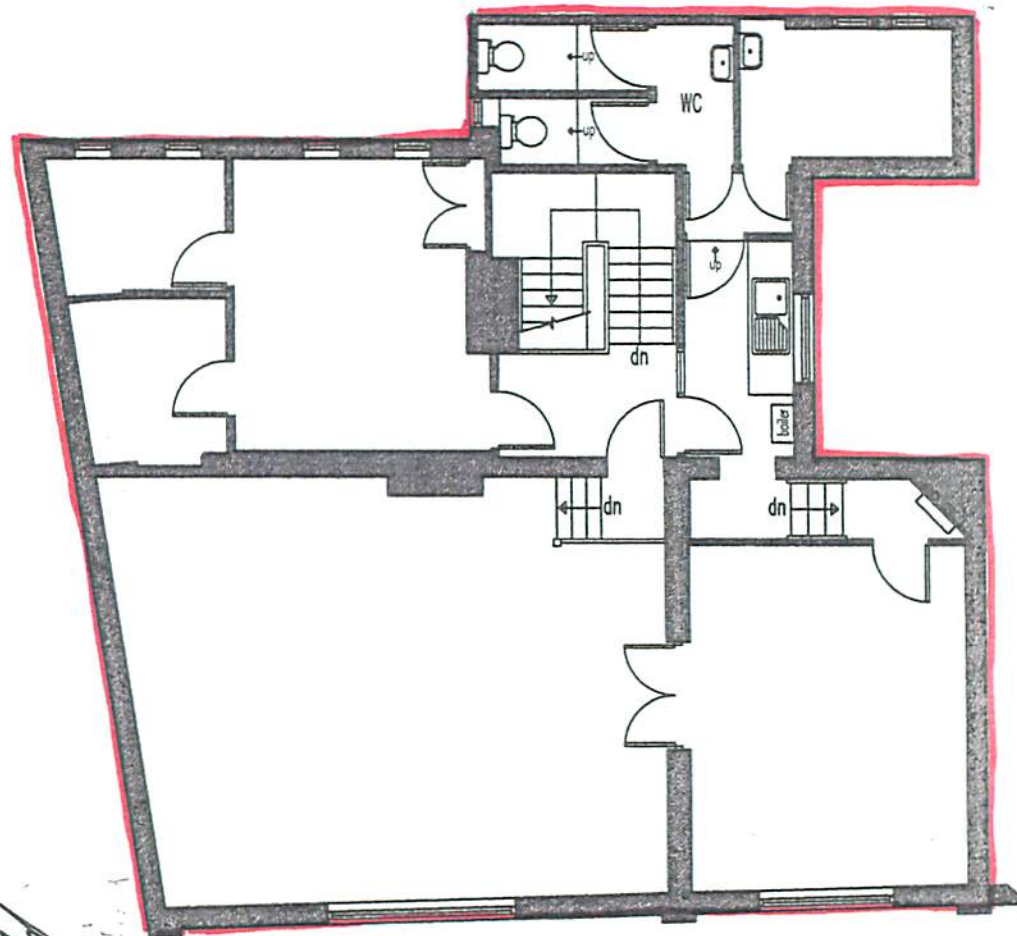
UNIT 1A
CHEAM ROAD, SUTTON
SURREY SM1 1SN

1:100 SCALE @A4



GROUND FLOOR PLAN

S.B.S.



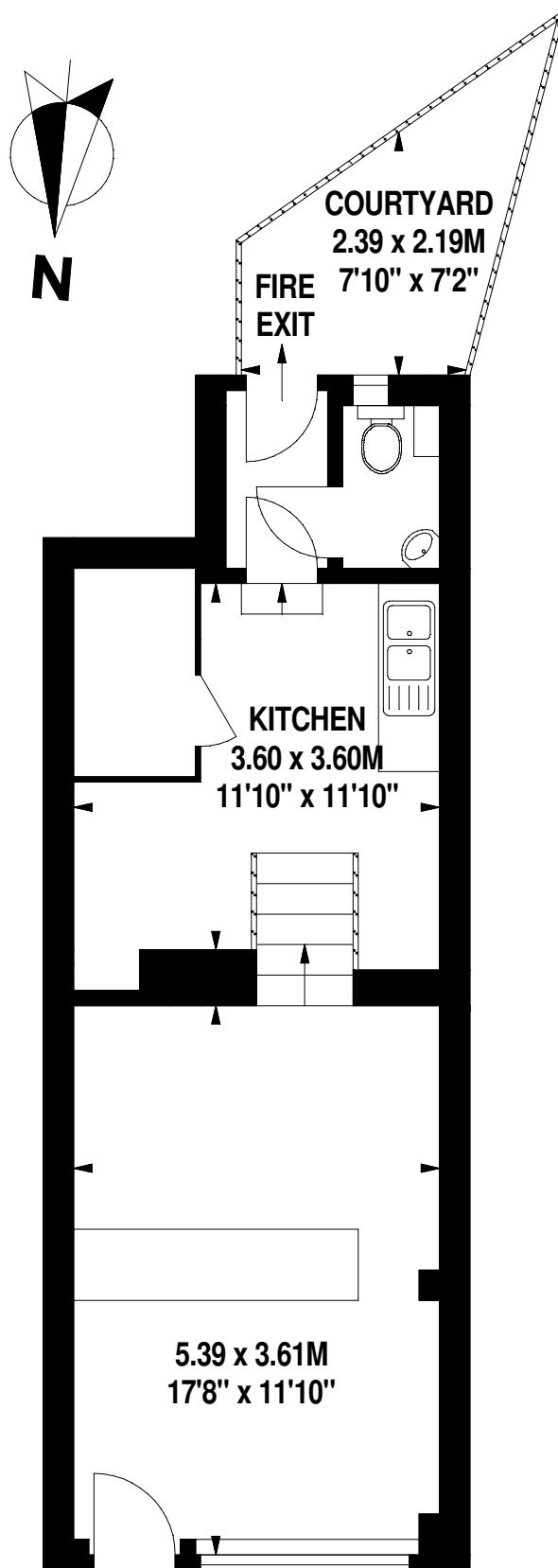
FIRST FLOOR PLAN

S.B.S.

0m 1m 2m 3m 4m 5m

3 Cheam Road, Sutton

Approximate Gross Internal Area 38 sq m / 409 sq ft



Ground Floor

38.3 sq m / 412 sq ft

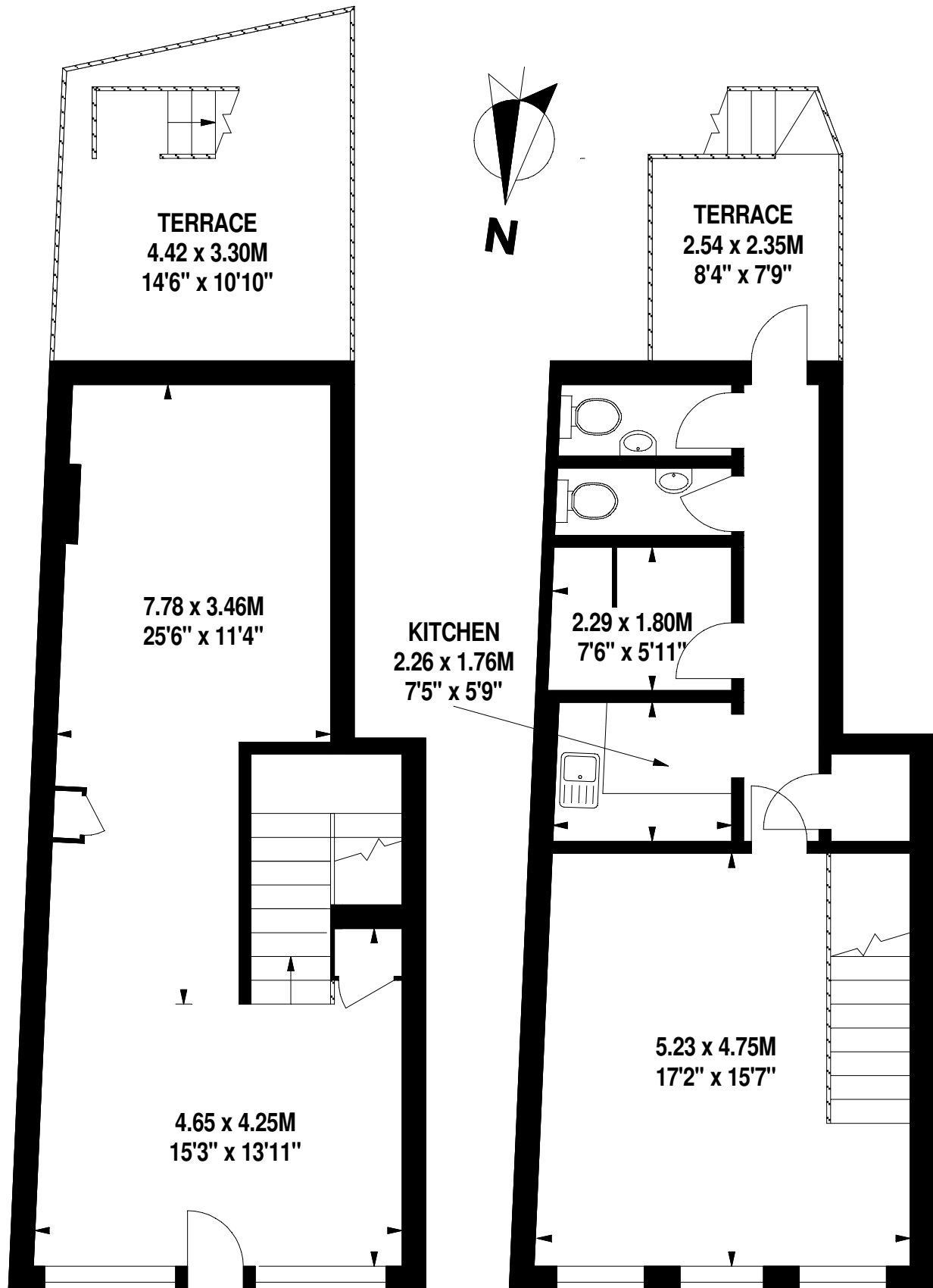
Floor Plan produced by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

5 Cheam Road, Sutton

Approximate Gross Internal Area 90 sq m / 969 sq ft



Floor Plan produced by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

7 Cheam Road, Sutton

Approximate Gross Internal Area 133 sq m / 1432 sq ftsq ft

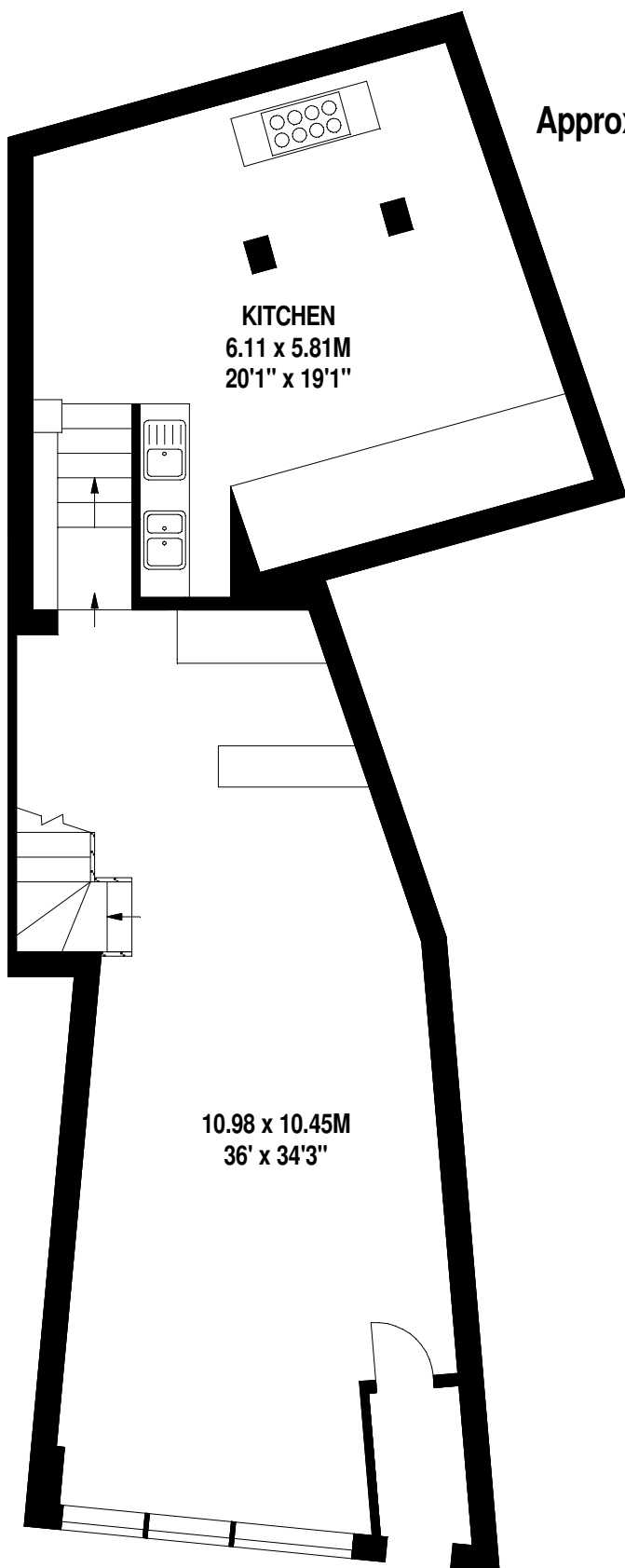


Under 1.5m head height



N

1.92 x 1.38M
6'4" x 4'6"

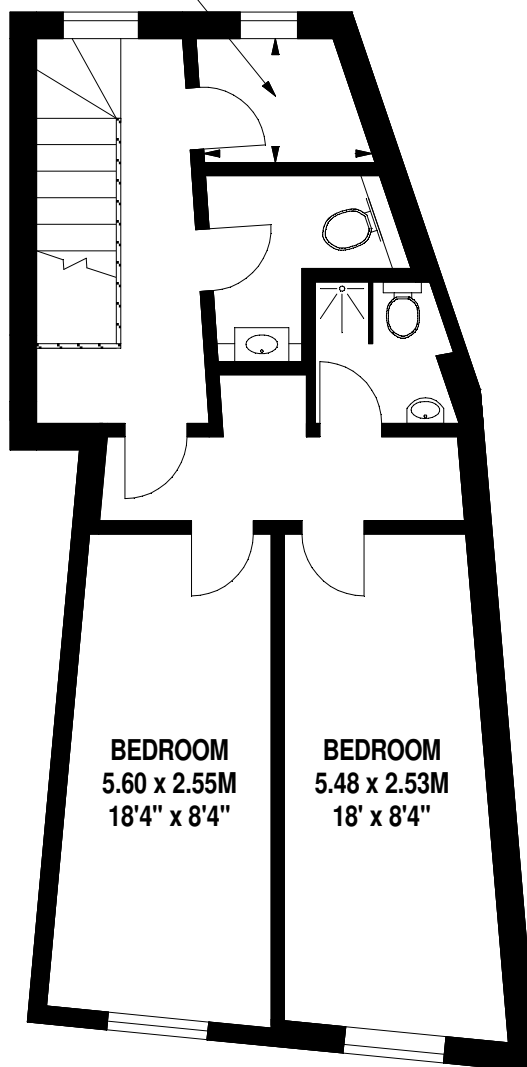


KITCHEN
6.11 x 5.81M
20'1" x 19'1"

10.98 x 10.45M
36' x 34'3"

Ground Floor

83.4 sq m / 898 sq ft



BEDROOM
5.60 x 2.55M
18'4" x 8'4"

BEDROOM
5.48 x 2.53M
18' x 8'4"

First Floor

49.2 sq m / 530 sq ft

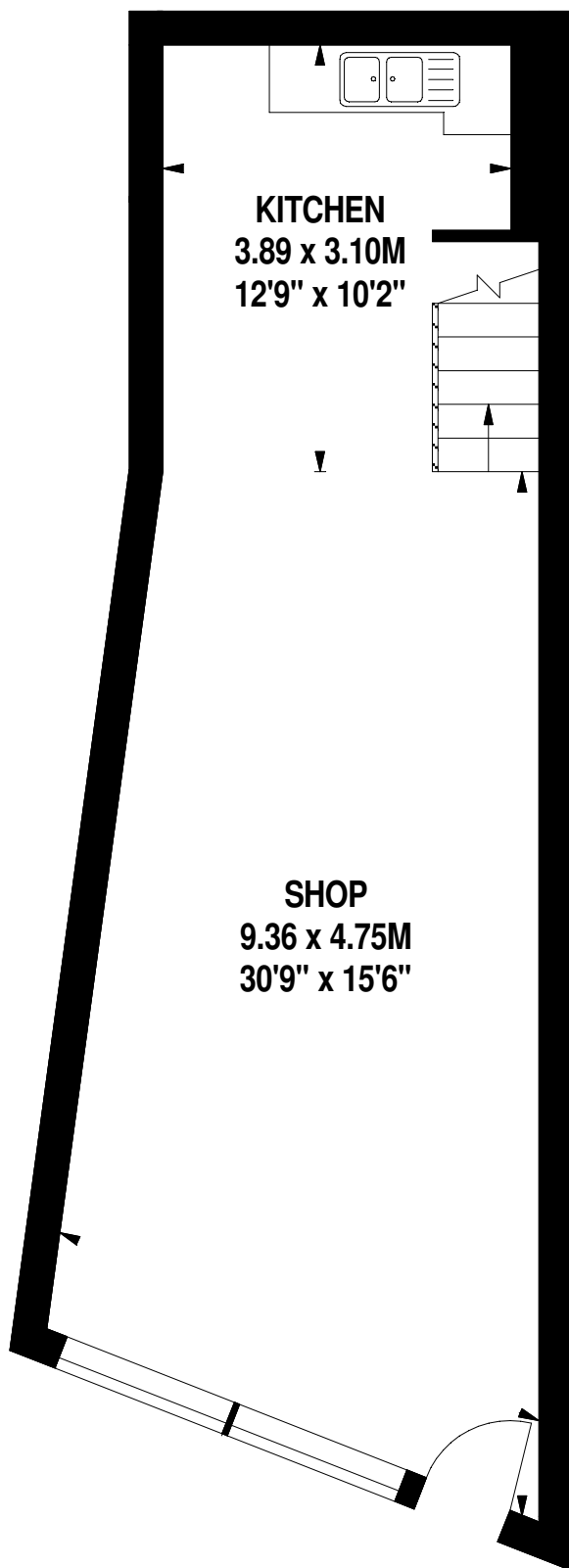
Floor Plan produced by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

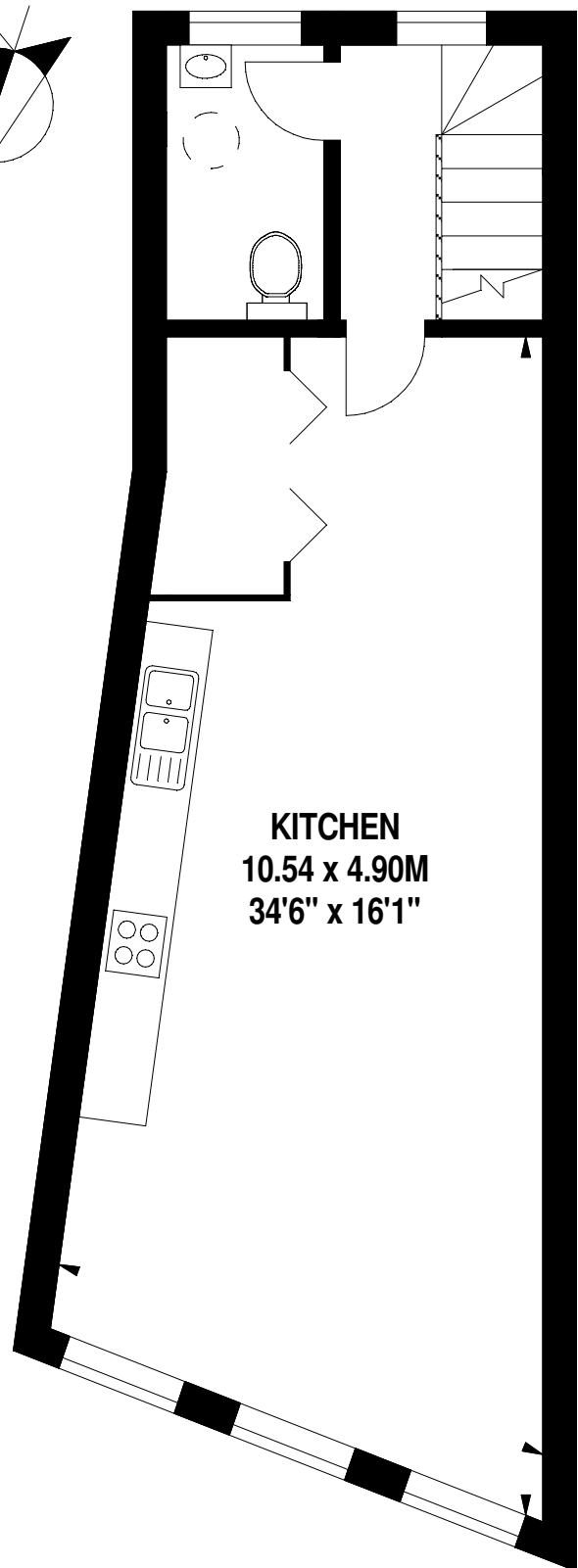
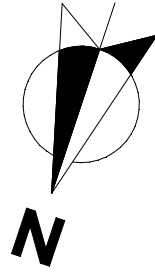
9 Cheam Road, Sutton

Approximate Gross Internal Area 92 sq m / 990 sq ft



Ground Floor

45.6 sq m / 491 sq ft



First Floor

46.0 sq m / 495 sq ft

Floor Plan produced by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable