



VANDERWALD

FOR SALE  
211 High Street  
SUTTON SM1 1JU



Vanderwald Estates Ltd  
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## Description:

We are happy to bring to market this fantastic opportunity to purchase a long lease on a commercial unit in the heart of Sutton, London. The unit is on the ground floor of a three-story brick building, with frontage on the High Street and Greenford Rd.

The unit is currently let to T Bello Group t/a Taco Bell on an FRI lease until 2043. The agreed rent is £76,240 p.a. with 5 yearly RPI (1% - 3%) rent reviews.

## Key Features:

- Tenure – Long lease
- Premises totals 169 sqm / 1,819 sqf
- Current rental income of £76,240 p.a.
- Price: £925,000 ex-vat
- Vat is not applicable to this property.

## Location:

Sutton is a commuter town situated 10 miles southwest of Central London. The property is situated on the high street at the junction with Greenford Rd. St Nicholls shopping centre is 100 metres away and a bit further down the road from Times Square Shopping centre.

Occupiers close by include Asda, Primark, KFC and other local and national retailers, and eateries.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.



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