



**78-82 Lind Road, Sutton,
SM1 4PL**

**FREEHOLD COMMERCIAL INVESTMENT
WITH
DEVELOPMENT POTENTIAL**

FOR SALE

INVESTMENT SUMMARY

- Freehold Commercial Investment
- Potential for residential development
- Good floor to ceiling heights
- Rear car park for around 8 vehicles
- Leases outside the 1954 Act and expire November 2026
- Current rents producing £53,500 per annum
- Freehold price £775,000 (subject to contract)
- No VAT

LOCATION

Sutton is a densely populated town in the London Borough of Sutton, with a population of 209,602 (2021 Census) and a thriving retail and commercial centre. The town is situated about 10 miles south-west of central London and 4 miles west of Croydon.

The premises occupy a convenient location close to Sutton town centre. Sutton benefits from its own mainline railway station which is a 5-minute walk from the property. The unit is also conveniently located for the M25 (under 8 miles) via the A217 and 10 miles from central London.



DESCRIPTION

A substantial two storey terraced building high ceilings and good natural light.

The first-floor gym unit, let to Hype Fitness Ltd is accessed from both the front and rear and comprises two large exercise studios, two toilets, one including a shower, a kitchenette and a reception. There is gas fired central heating, air conditioning, double glazing and LED lighting units.

The ground floor front office, let to Image Ceilings Ltd benefits from carpeted flooring, LED Lights, gas fired central heating, double glazing, a kitchenette and toilet.

The ground floor rear warehouse unit, let to DSW Cleaning Ltd has wood effect laminate flooring in the office, double glazing, LED Lighting, a loading door, a toilet, kitchenette and air conditioning.

There is a car park for approximately 8 spaces at the rear.

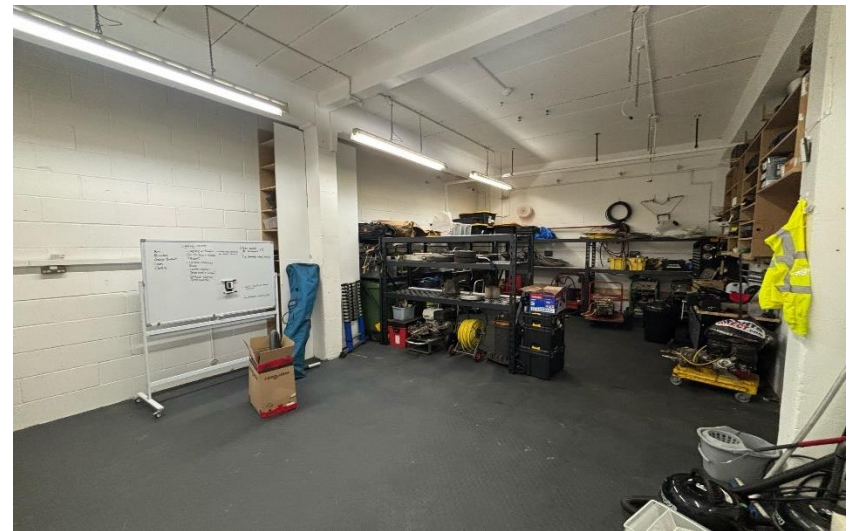
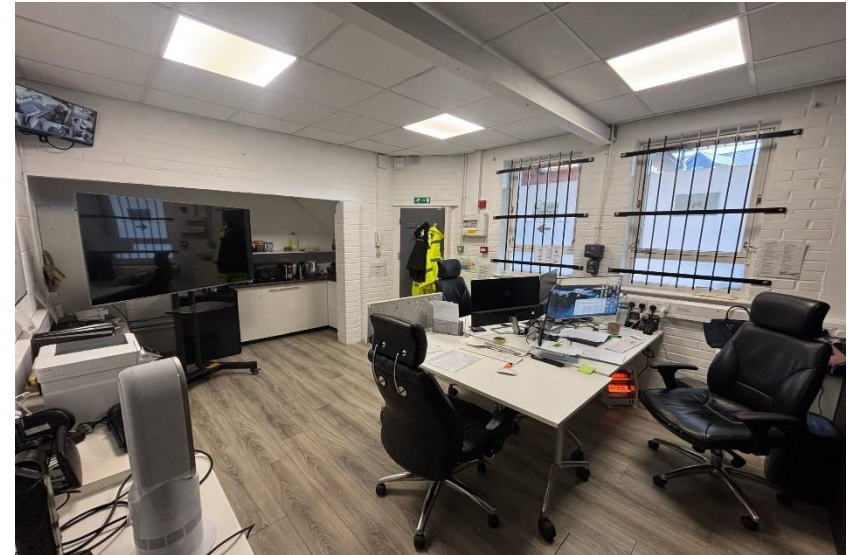
DEVELOPMENT POTENTIAL

There may be potential to convert the property to residential subject to obtaining all necessary consents. There may also be potential to extend to the rear. The adjoining premises at 84-86 Lind Road provides a precedent for 3-storeys. All three leases are outside of the Landlord & Tenant Act 1954 and expire in November 2026.

EPC

This premises has an EPC Rating of B (49) for the Ground floor front office, B (37) for First floor and C (67) for the Ground floor rear warehouse.

TENURE Freehold





ACCOMMODATION & TENANCY SCHEDULE

Accommodation	Floor Area	Floor Area	Tenant	Term		Rent (PA)	Rent Reviews	Repair & Insurance	Other
	Sq.ft	Sq.m		Start	Expiry				
Ground floor – Front Office	691	64.2	Image Ceilings Ltd	01/01/22	18/11/26	£12,500	N/A	Effective full repairing and insuring terms	Outside the Landlord & Tenant Act 1954. £7,250 rent deposit
Ground Floor – Rear Warehouse	GIA 951	88.4	DSW Cleaning Ltd	04/03/24	20/11/26	£15,000	N/A	Effective full repairing and insuring terms (schedule of condition)	Outside the Landlord & Tenant Act 1954. Personal guarantor. £3,750 rent deposit
First Floor	2,044	189.9	Hype Fitness ltd	21/11/16	20/11/26	£26,000	N/A	Effective full repairing and insuring terms	Outside the Landlord & Tenant Act 1954. £6,500 rent deposit

SALE PRICE

We are instructed to seek **£775,000** for the freehold, subject to contract.

VAT

We understand that VAT is **not** applicable to the sale price.

LEGAL COSTS

Each party is to pay their own costs.

For further information or to arrange a viewing please contact:

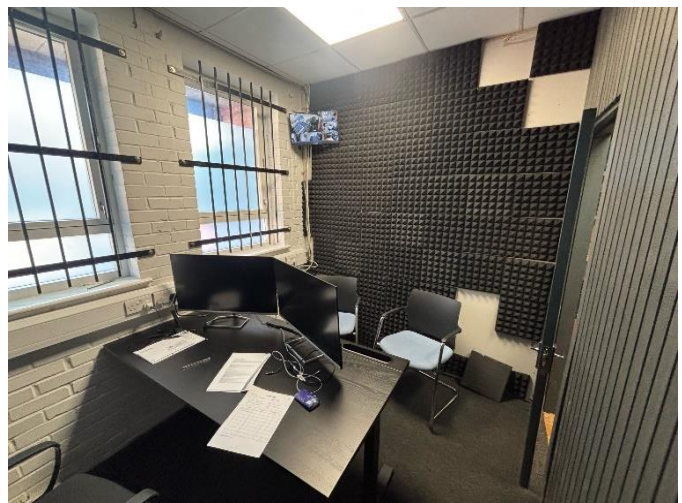
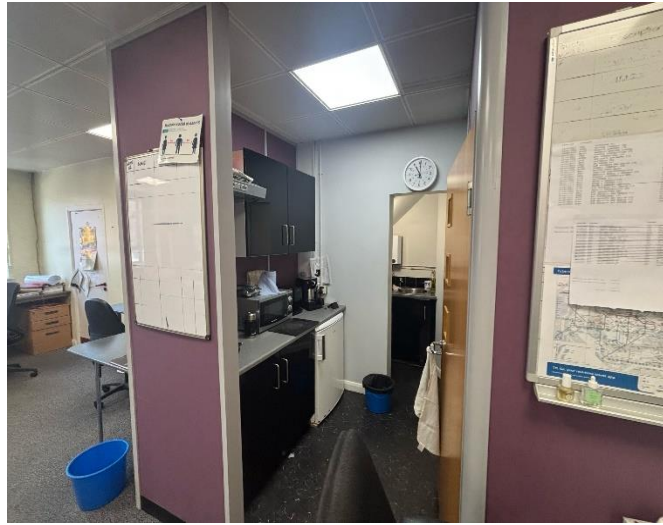
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HM Land Registry
Official copy of
title plan

Title number **SGL556555**
Ordnance Survey map reference **TQ2664SW**
Scale **1:1250**
Administrative area **Sutton**



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