

DYNAMIC LOCAL
MINI SUPER STORE



OPEN 7 DAYS

BUTCHERS & GROCERIES

020 4548 5800

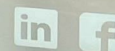
ASKING PRICE

£299,950

Carshalton Road

Sutton, SM1 4RA

ADVERTISING
DIGITAL
DIRECT
MARKETING
LARGE FORMATS
DESIGN
PRINT



BANNERS ■ BOOKS
MERCHANDISE ■

PROPERTY SUMMARY

Fantastic Opportunity to acquire this business for sale!

The leaseholder is selling the business which has a 12 year lease remaining on the premises, The commercial unit is being used as an off-license & meat shop to the rear, the property benefits from a large double shop front which extends to a lower ground floor and an additional large storage room, Kitchen, W/C and industrial freezer. The current leaseholder has a license to sell alcohol between 7am to Midnight.

The business will be sold with all fridges, shelving and stock. Sold as seen. The business is currently generating £14,000 per week in sales. Located in a prime location of the High Steet, with plenty of foot-flow from local residents and others outside the area visiting the High Street. Within close proximity to Carshalton College & Sutton Train Station. The Rent is £42,000 Per Annum, Business Rates are £14,000 Per Annum, £8000 Council Tax per annum. 12 Year Lease Remaining scl-land

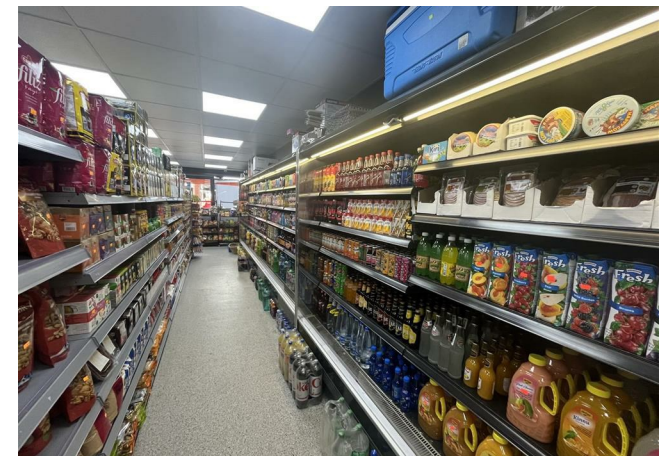
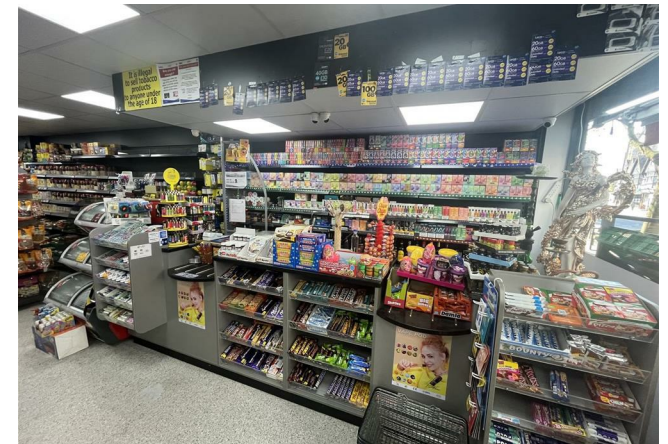
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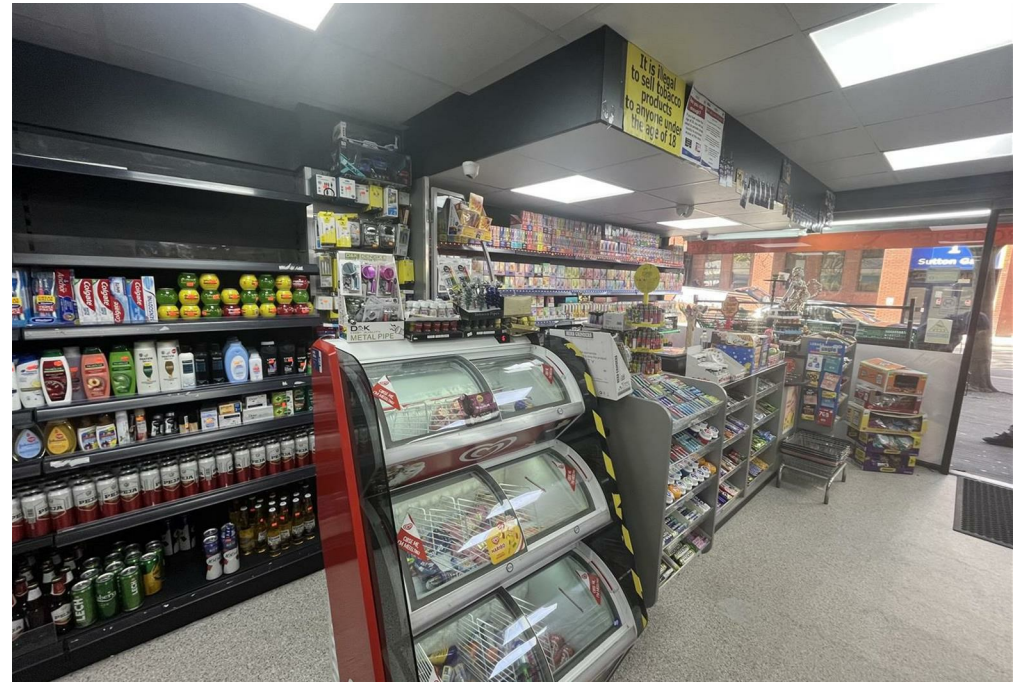
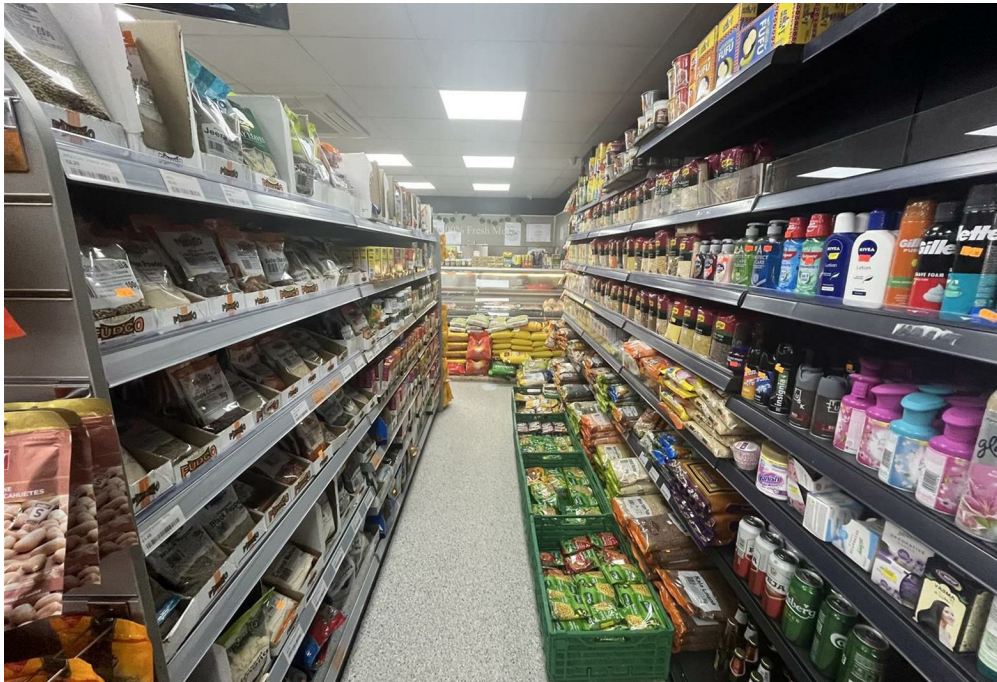


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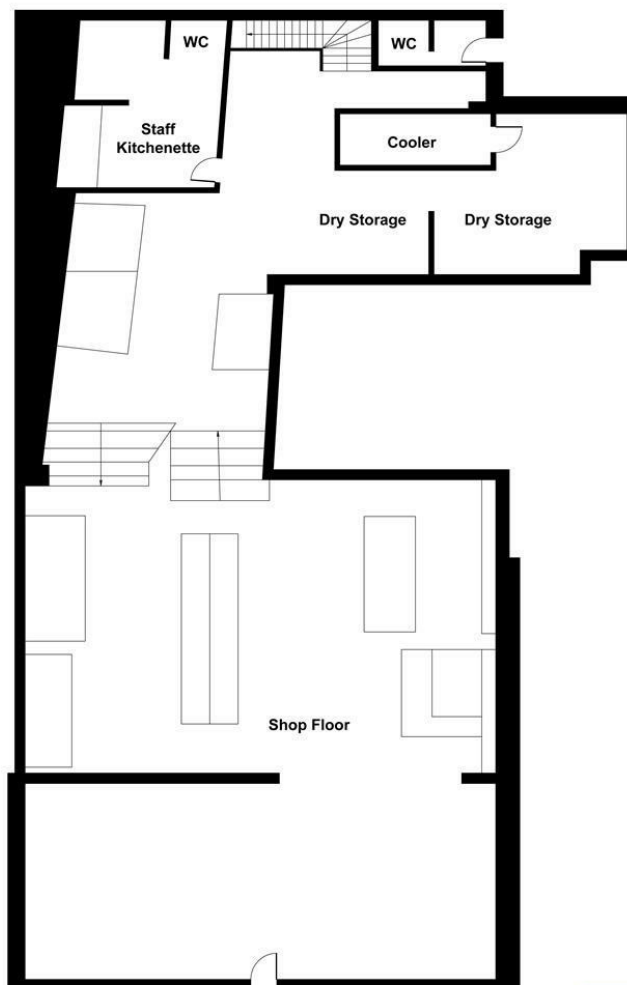


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1c Carshalton Road, Sutton



Not to Scale. Produced by The Plan Portal 2025
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Shaw
& Co

LOCAL AUTHORITY

TENURE

Leasehold

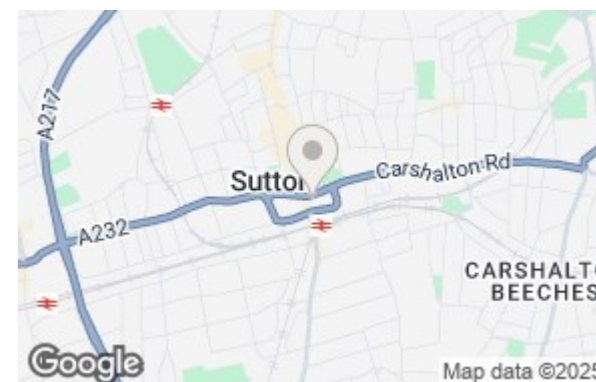
COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw
& Co**
ESTATE
AGENTS

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