



106 Merton High Street  
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Company Reg No: 3631397  
VAT Reg No: 736 3377 19

**FREEHOLD &**  
**RESIDENTIAL INVESTMENT**  
**Offers in region of £355k**



**316 Wrythe Lane, Rose Hill, Sutton, SM1 1AF**



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**Location:**

The property is situated just off the Rose Hill roundabout in Sutton. The property shares the vicinity with a mixture of secondary and multiple retailers, including the Lidle (due to open), Papa Johns, Costcutter and Ladbrokes etc. Wrythe Lane is a busy thoroughfare and bus route linking the Rosehill roundabout with St Helier hospital, Morden and Sutton town centres.

**Description:**

An opportunity to acquire this freehold investment subject to existing leases. Ground Floor Shop is sold on 999 Years Lease (currently occupied by Befred, under lease) and First/Second Floor has a short lease (reversionary in approx 17 years). A detached two bedroom house at rear with parking and garden let on AST.

**Investment/Tenancy Summary:**

Unit	Floor	Lease	Annual Rent
Commercial	Ground Floor	999 Years from 2006	Nil Peppercorn
316A	1 <sup>st</sup> /2 <sup>nd</sup> Floor	Lease Expires 24/06/2034 (Approx 17 years remaining)	Ground rent £40 per annum. Reversionary in 17 Years
316B	Detached House*	Let on AST	£11,400pa

\* Ground Floor: Open Plan Kitchen/Lounge, Bathroom, Rear Garden, Front off Street Parking (2 spaces). First Floor: 2 double Bedrooms. All Electric

**Tenure:**

Freehold subject to the existing leases.

**Additional Information**

Copies of the leases are available upon request. Please contact us for any further information.



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### Map:



*Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.*





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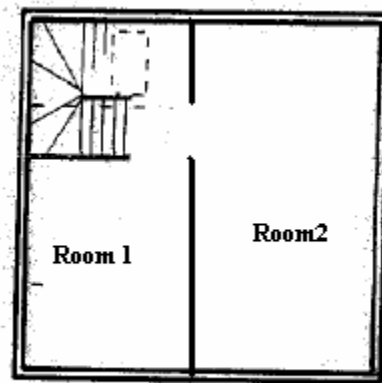
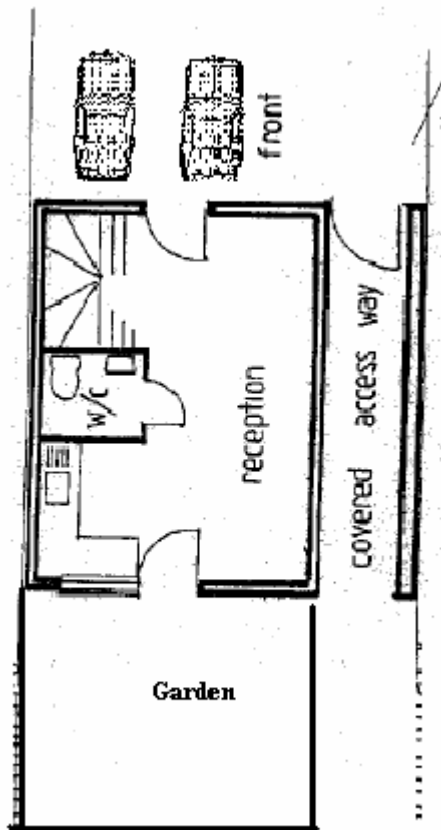
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[MORE PICTURES \(316B Wrythe Lane\):](#)



**FLOOR PLAN (316b)**

- Ground Floor: Open Plan Kitchen/Lounge, Bathroom, Rear Garden, Front off Street Parking (2 spaces).
- First Floor: 2 double Bedrooms. All Electric



**First Floor**