

341 High Street

# SUTTON

SM1 1LW



Greater London Repositioning Opportunity with 4.5 Years Secured to Topps Tiles

forge



# Investment Summary

- **Sutton is a thriving and affluent South West London Borough** located approximately 13 miles from Central London.
- The property provides a **single-storey unit of 5,575 sq ft on a 0.4-acre** site with 22 car parking spaces.
- The site is **situated within the designated development zone** in Sutton's Masterplan.
- The site offers **potential for a comprehensive residential-led redevelopment** (Subject to Planning).
- **Let to Topps Tiles (UK) Limited** on a FRI lease expiring 8th October 2028 (**4.5 years unexpired**).
- The Tenant **did not activate their October 2023 break option**.
- Total Current Income: **£113,658.38 per annum**.
- **Freehold**.

# Proposal

Offers are sought in excess of:

## £1,860,000

(**One Million Eight Hundred and Sixty Thousand Pounds**), subject to contract and exclusive or VAT.

Allowing for purchaser's costs of 6.24%, a purchase at this level would reflect a **Net Initial Yield of 5.75%** and **an Attractive Capital Value of £334 per sq ft**.

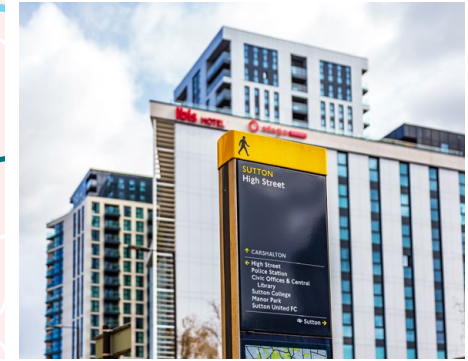




# Location

The Subject Property is located in the London Borough of Sutton, which is an affluent suburb in south west London.

Sutton hosts the administrative headquarters for the London Borough of Sutton and is located only 13 miles south of central London, 6 miles west of Croydon and 8 miles south east of Kingston-upon-Thames.



By road, Sutton is served by the A23 and A24 to the east and west of the town centre, both providing direct access to Central London. The A217 provides direct links to junction 8 of the M25.



Sutton benefits from excellent rail connections, with frequent direct trains running to several main Central London stations. The station is served by both Thameslink and Southern Railway. Journey times from Sutton Station are as follows:

Wimbledon	17 minutes
Clapham Junction	19 minutes
London Victoria	26 minutes
London Bridge	38 minutes
London St Pancras	46 minutes



The property is exceptionally well placed for air travel with Gatwick and Heathrow airports being only 30 minutes and 45 minutes away respectively.





# Demographics

As at 2021, the London Borough of Sutton had a resident population of 209,600. Between 2011-2021, the Borough's population increased by 10.2%, compared to the London average of 7.7%.

Sutton benefits from an extremely high level of demand for residential housing, which is a result of the town's proximity to Central London, strong commercial centre and excellent transport links.

As a result, there has been upward pressure on residential values in recent years, which have increased the average house price to £528,000 in the last 12 months.\*

The average residential capital value is now in the region of £550 psf - £600 psf (further information available upon request).

The Sutton masterplan was published in Q4-2017, with a commitment to build 3,400 new homes before 2032, to service the increasing levels of demand. A vast proportion of the new build schemes are located at the northern end of High Street (where the subject property is situated). This area is highlighted in the local plan as the designated zone to initiate 'an enhanced residential neighbourhood'\*\*.



The Sutton masterplan has a commitment to build 3,400 new homes before 2032



Sutton's population increased by 10.2% compared to the London average of 7.7%



Sutton has strong commercial and transport links to Central London

\* Source: Rightmove

\*\* Source: Sutton Masterplan 2017





St Nicholas Shopping Centre



Sainsbury's



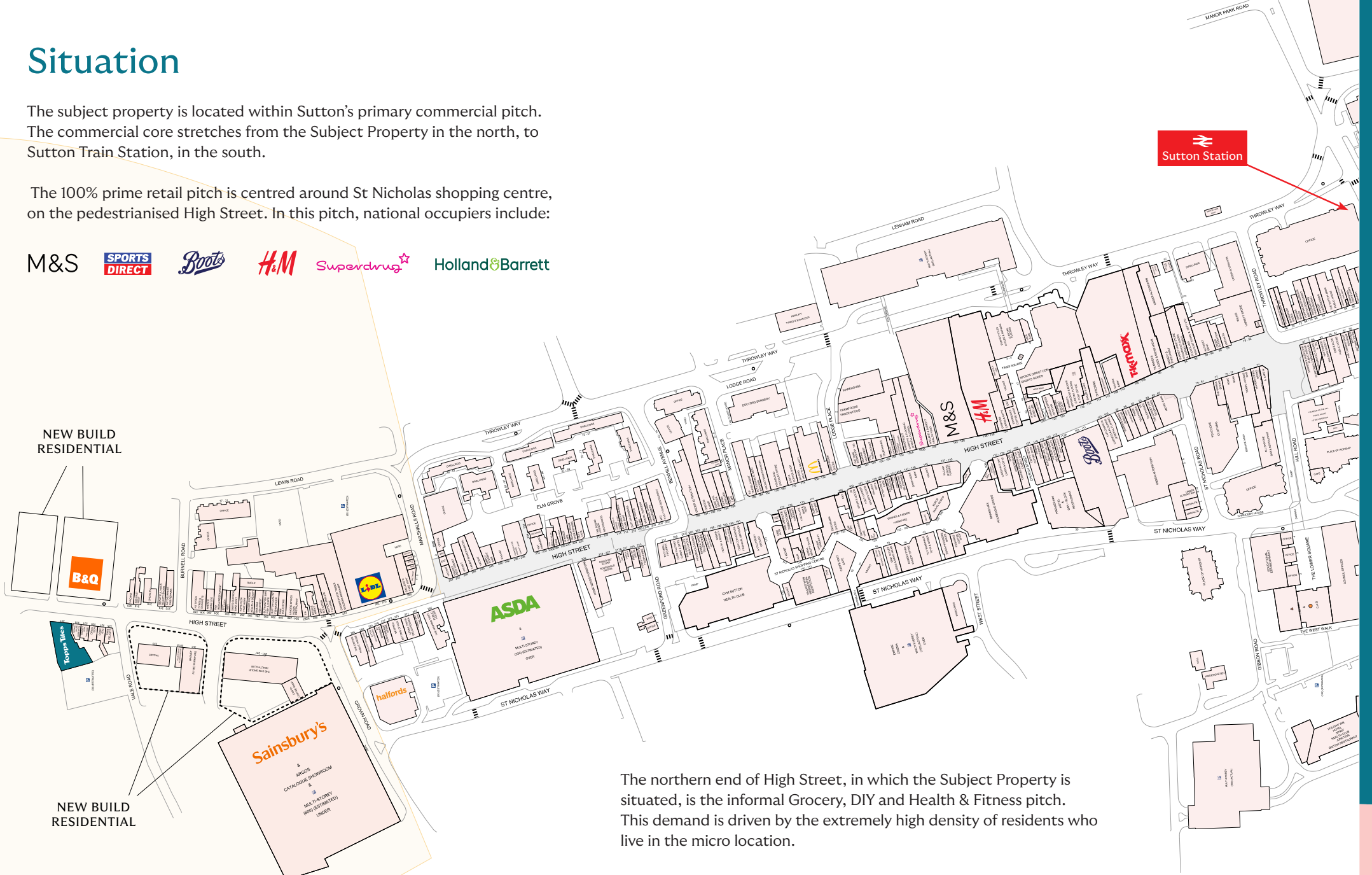
**SUBJECT PROPERTY**



# Situation

The subject property is located within Sutton's primary commercial pitch. The commercial core stretches from the Subject Property in the north, to Sutton Train Station, in the south.

The 100% prime retail pitch is centred around St Nicholas shopping centre, on the pedestrianised High Street. In this pitch, national occupiers include:



The northern end of High Street, in which the Subject Property is situated, is the informal Grocery, DIY and Health & Fitness pitch. This demand is driven by the extremely high density of residents who live in the micro location.

In close proximity to the subject property, national occupiers include:



**KEY**  
 Designated Residential Development Zone





# Description

The subject property comprises a single-let retail unit on a 0.37-acre (0.15 hectares) site.

The one-storey building measures 5,575 Sq ft (517.9 Sq m).

The demise incorporates a 22-space car park.

# Tenure

Freehold (Title Number: SGL570503).



# Tenancy

The Subject Property is let to Topps Tiles (UK) Limited on a full repairing and insuring lease expiring 8th October 2028 (4.5 years unexpired).

**The passing rent is £113,658.38 per annum.**

The Tenant did not activate their October 2023 break option.





## Covenant



**Topps Tiles (UK) Limited (t/a Topps Tiles) is the UK’s leading tile specialist.** Topps Tiles trades from 303 stores nationwide, the largest specialist store network by far in the UK for tiles.

The business is wholly owned by Topps Tiles PLC (Turnover: £262.7 million – +6.3% YoY) which is publicly listed on the London Stock Exchange (LSE).

**The company displays a CreditSafe rating of A-95, indicating ‘Very Low Risk’ of default.**

Below is a summary of the companies most recently published annual accounts:

	YE Oct-2022 (000's)	YE Sep-2021 (000's)	YE Sep-2020 (000's)
Turnover	£233,539	£225,095	£185,348
Pre-Tax Profit	£11,675	£19,006	£1,761
Cash	£4,914	£4,323	£12,012



**Topps Tiles is the UK’s leading tile specialist**



**Topps Tiles displays a CreditSafe rating of A-95**



**Trades from 303 stores nationwide**



**Turnover of £234 million and Net Profit of £11.7 million**



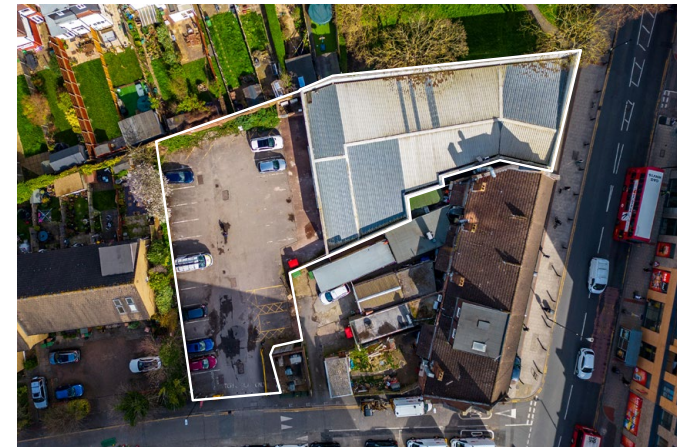


Outline is indicative only

## Development Potential

The 0.4-acre site is well suited for a comprehensive redevelopment, most applicably for a mixed-use, residential-led scheme (Subject to Planning Permission). The site is sat within the designated development zone, where residential values are encroaching £600 psf.

Architects have drawn up an indicative 28-unit scheme, which is conservative when compared to several larger ongoing, or recently completed, comparable schemes in the immediate vicinity. Further information available upon request.





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## Energy Performance Certificate

An EPC is available upon request.

## VAT

The property has been elected for VAT and we anticipate that the transaction will be treated as a transfer of a going concern (TOGC).

## Anti Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

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