



INVESTMENT FOR SALE

**HS HUGGINS STUART
EDWARDS**

**10 Mulgrave Road, Sutton, SM2 6LE
£425,000 VIRTUAL FREEHOLD**

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FOR SALE

Approx 1,086 sqft (100.85 sqm)

DESCRIPTION

Opportunity to acquire a commercial investment in central Sutton let to an excellent covenant. The property comprises the ground floor and basement let on a new lease from 7th May 2024 to Funeral Services Limited, trading as Co-op Funeral Care. The property is ideally located on Mulgrave Road within a minute's walk of Sutton Station.

Ground Floor	865 sqft	80.35 sqm
Basement	221 sqft	20.50 sqm
TOTAL	1,086 sqft	100.85 sqm

PRICE

£425,000 plus VAT.

TENURE

Virtual Freehold (New 999 year lease to be created with a ground rent of a peppercorn).

LEASE

New 10 year lease to Funeral Services Limited from the 7th May 2024 with a tenant break option and upward only rent review at the expiry of the 5th year.

INCOME

£25,500 per annum exclusive plus VAT.

LOCATION

Situated on Mulgrave Road at the junction with Brighton Road the property is well located for town centre amenities and, with Sutton train station in close proximity, benefits from excellent transport links. The station provides regular Southern and Thameslink services to London terminals and elsewhere.

COVENANT

Funeral Services Limited (t/a Co-op Funeralcare) reported the following figures for 2023:

Revenue: £281,000,000
Pre-Tax Profits: £13,000,000

EPC

D-86

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Michael Angus
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DATE

July 2024

FOLIO NUMBER

30255

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS

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CROYDON
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020 8688 8313

10 WEST STREET
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