



Freehold For Sale
108 High Street, Carshalton
Surrey, SM5 3AE

94 The Street, Rustington, West Sussex, BN16 3NJ

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108 High Street, Carshalton

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A rare opportunity to acquire a commercial freehold investment in this prominent High Street position, in the historic village-like centre of Carshalton.

The property extends to in excess of 2,600 sq. ft and is currently fully let to a single tenant providing a gross rental income of £48,000, at present providing a yield of 6.85%, with rent revision due. The current lease is for 15 years from January 2021 running until 2036.

The present occupier runs a successful tearoom on the ground floor with a licenced function room on the first floor. On the second floor is an independent 1 bedroom apartment with its own entrance from Rotherfield Road. This apartment is included in the current tenancy.

Carshalton High Street is a charming South London thoroughfare, located in a conservation area, characterised by a village-like atmosphere with picturesque ponds and Victorian architecture. No.108 is located in a prominent and central position within the hub of the town. The property is surrounded by well-established independent and national retailers, along with a variety of coffee shops and eateries.

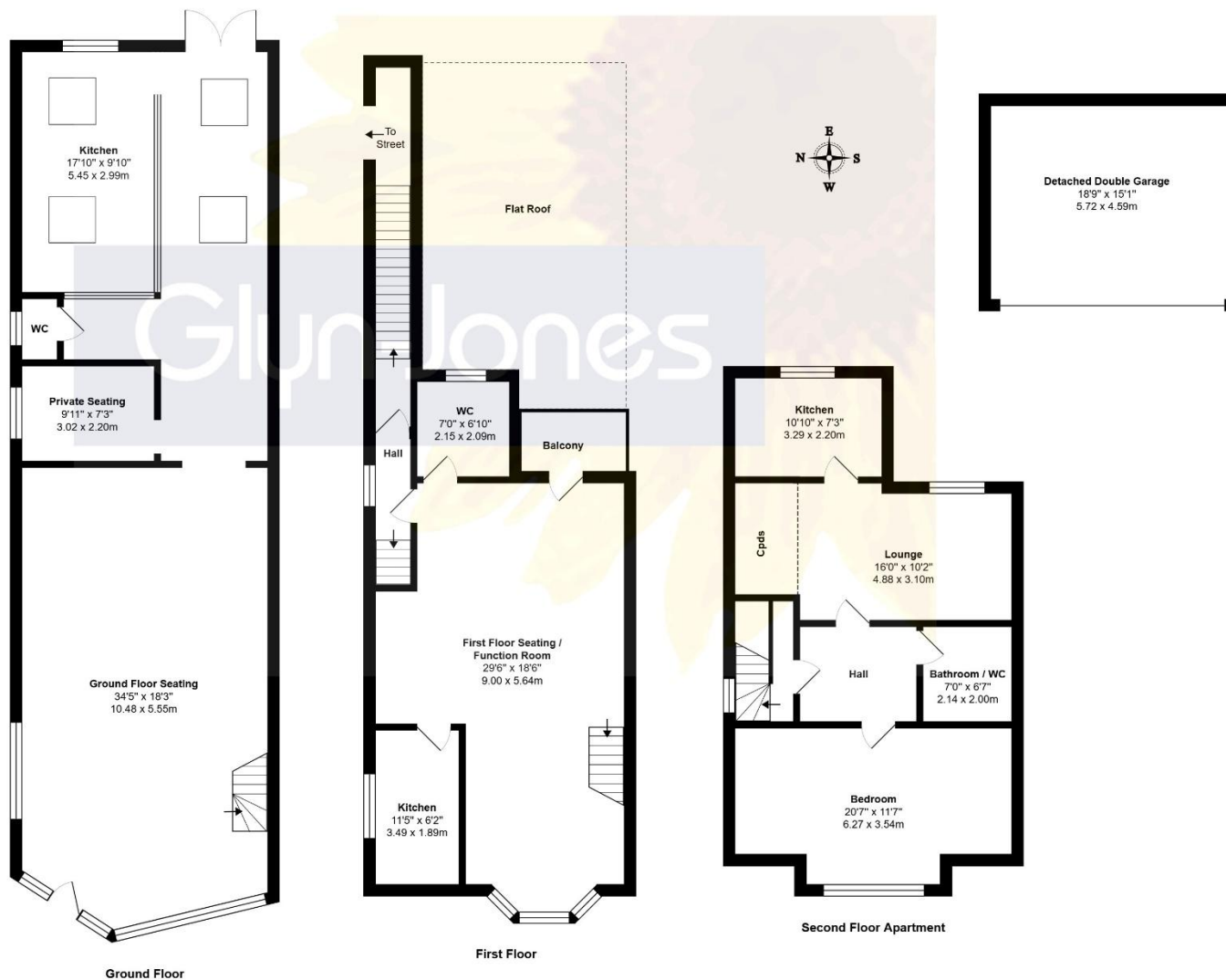
The town of Carshalton is situated in the London Borough of Sutton, approximately 9.5 miles southwest of Charing Cross and 1.2 miles east of Sutton town centre.

Guide Price £700,000 - Freehold



Parts of the Property

Description	Floor	Approx. Area m ² /unit	Sq.ft
Ground Café/Restaurant	Ground Floor		
Seating Area		58.16	626.03
Private Dining Room		6.64	71.47
Commercial Kitchen		16.30	175.45
Other Areas		19.26	207.31
Function Room & Bar	First Floor		
Dining Area & Bar Area		50.76	546.38
Kitchenette		6.60	71.04
Bathroom		4.49	48.33
Other Areas		10.05	108.18
Self-Contained Apartment	Second Floor		
Lounge		15.13	162.86
Kitchen		7.24	77.93
Bedroom		22.20	238.96
Bathroom		4.28	46.07
Hallway		2.37	25.51
Double Garage		26.25	282.55
Total Area		249.73	2688.07



Total Area: 2813 ft² ... 261.4 m² (Including Garage / Excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

Rateable Value: £18,000

Energy Performance Rating: E (118)

(To be confirmed)

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NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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