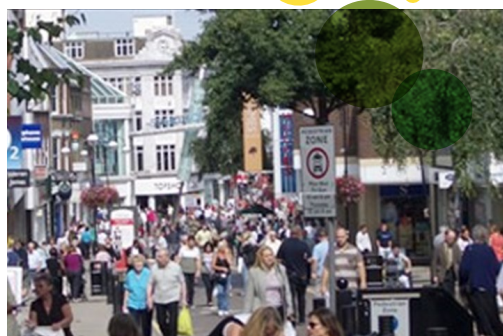


# Shop to let.

Sutton, Unit 1.05 St Nicholas.

SM1 1AY.



## Debenhams, Primark & Next.

63 shops.

750 space shopper car park.

### Contact.

#### Phil Fishwick

phil.fishwick@gcw.co.uk  
020 7647 4819

#### Philippe Micheal

philippe.micheal@gcw.co.uk  
020 7647 4815

### Location.

St Nicholas Shopping Centre is the main retail destination within Sutton, providing approximately 370,000 sq ft of retail accommodation.

The centre is anchored by **Debenhams** and **Primark** with other key retailers including **Next**, **New Look**, **Sports Direct**, **Goldsmiths**, **Deichmann** and **Empire Cinema**. Recent new additions include **Pandora**, **Smiggle** and a **Toy Barnhaus** upsize.

The unit sits close to the new **Sutton Social** leisure scheme and the **Empire Cinema** which has had a £4m refurbishment creating one of the most modern cinemas in the UK.

### Accommodation.

Net internal floor areas:-

Ground Floor	156.78 sq m	1,687 sq ft
Basement	36.24 sq m	390 sq ft

### Rent.

£37,500pax.

### Business Rates.

Rateable Value £29,000

UBR (2020/21) 49.9p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 020 8770 5000.

### Lease Terms.

A new lease for a term to be agreed, subject to 5 yearly upward only reviews.

### Service Charge.

The service charge budget for this financial year is estimated at £17,135.

### Energy Performance Certificate.

Band C. Report available on request

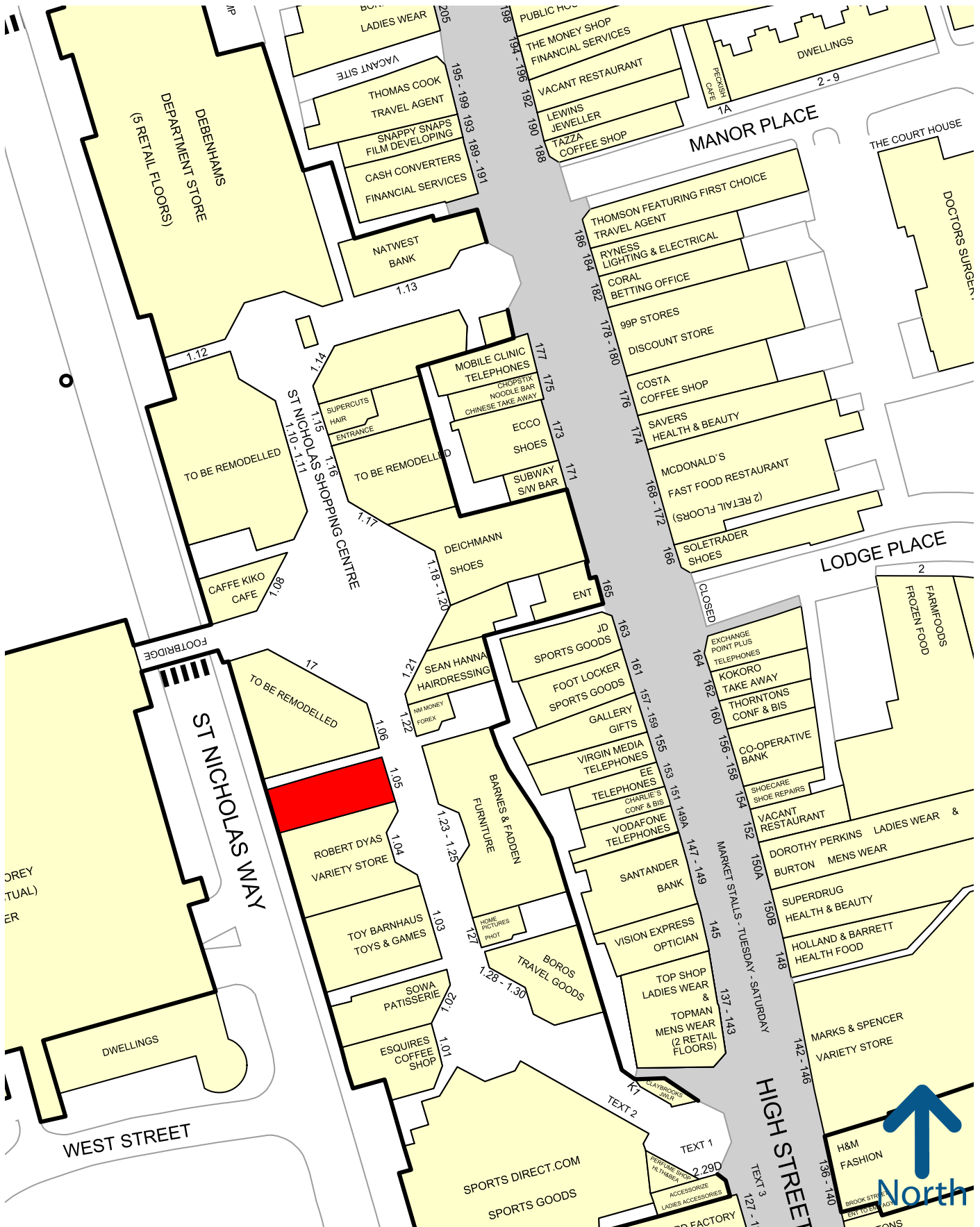
### Legal Costs.

Each party to be responsible for their own costs.

### Subject to Contract.

April 2020

**Sutton, Unit 1.05 St Nicholas.**  
**SM1 1AY.**



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