



PROMINENT CLASS E PREMISES - TO LET

- 912 Sq Ft (84.72 Sq M)
- £18,500 per annum exclusive

280 High Street, Sutton, Surrey SM1 1PG



Description

The property comprises a semi-detached building of brick construction beneath a pitched roof. The subject premises form the ground floor, and benefit from a rear yard/break-out area.

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Location

The property is prominently located on the eastern side of the High Street, almost at the junction with Crown Road and Marshall's Road.

Sutton is a densely populated residential area and a thriving retail and commercial centre, situated approximately 12 miles south-west of central London, 5 miles west of Croydon, 10 miles north of Reigate and 7 miles south-east of Kingston. Heathrow and Gatwick Airports are also conveniently based with access via the M25/M4 and M25/M23 respectively.

Sutton mainline BR station provides fast regular services to both Victoria (26 minutes) and London Bridge (33 minutes).

Accommodation

The premises have the following approximate floor areas.

Internal Area	Sq Ft	Sq M
Ground Floor Premises	912	84.72
Total Gross Internal Floor Area	912 Sq Ft	84.72 Sq M

External Area	Sq Ft	Sq M
Rear Yard/Break-out Area	516	47.94

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.



Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

The commencing rental is £18,500 per annum exclusive.

Rates

According to the Government website the property has a 2026 Rateable Value of £15,250. Therefore, the rates payable for the current financial year for 2026-2027 are £5,825.50. NB: The rates actually payable may be subject to transitional relief..

VAT

The property has been elected for VAT.

EPC

An EPC has been applied for and will be available shortly.

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:



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