



SUTTON

208 HIGH STREET SM1 1NU

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UK to Mexico	1.18
UK to Canada	1.18
UK to New Zealand	1.18
UK to Australia	1.18
UK to USA	1.18
UK to Europe	1.18
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Ria

CASH
FOR OXFAM

WIN UP TO £500

Shop - To Let
Busy High Street Location

LOCATION

Sutton is a densely populated town in the London Borough of Sutton, situated 12 miles south-west of central London and 5 miles west of Croydon with a population of circa 200,000.

The property occupies a prominent trading position on the pedestrianised section of the Sutton high street, north of the junctions with Greenford Road and Benhill Avenue.

The property immediately adjoins **Betfred** and **Oxfam**, a short distance from the entrance to the St Nicholas Centre. Other retailers within the immediate vicinity include **KFC**, **Argos** and both **Asda** and **Sainsbury's** supermarkets.

The St Nicholas Centre is anchored by **Debenhams**, **Sports Direct** and **Empire Cinema**, and offers a host of national retailers, such as **Accessorize**, **Ann Summers**, **Next**, **New Look** and **The Perfume Shop** as well as the town's main multi-storey car park (c.740 spaces.)

DESCRIPTION

The property comprises a ground floor lock-up shop, benefitting from rear servicing and parking for one car, with the following approximate net internal areas and dimensions:-

Gross Frontage	4.72 m	15 ft 6 ins
Internal Width	4.65 m	15 ft 3 ins
Ground Floor Sales	102.75 sq m	1,106 sq ft

TERMS

The property is available to let on the basis of a new ten-year full repairing and insuring lease at a commencing rental of **£35,000 pa exclusive**, subject to five yearly upward only rent reviews.

RATES

Current Rateable Value £27,500

Rate in the £ (2018/19) 48.0p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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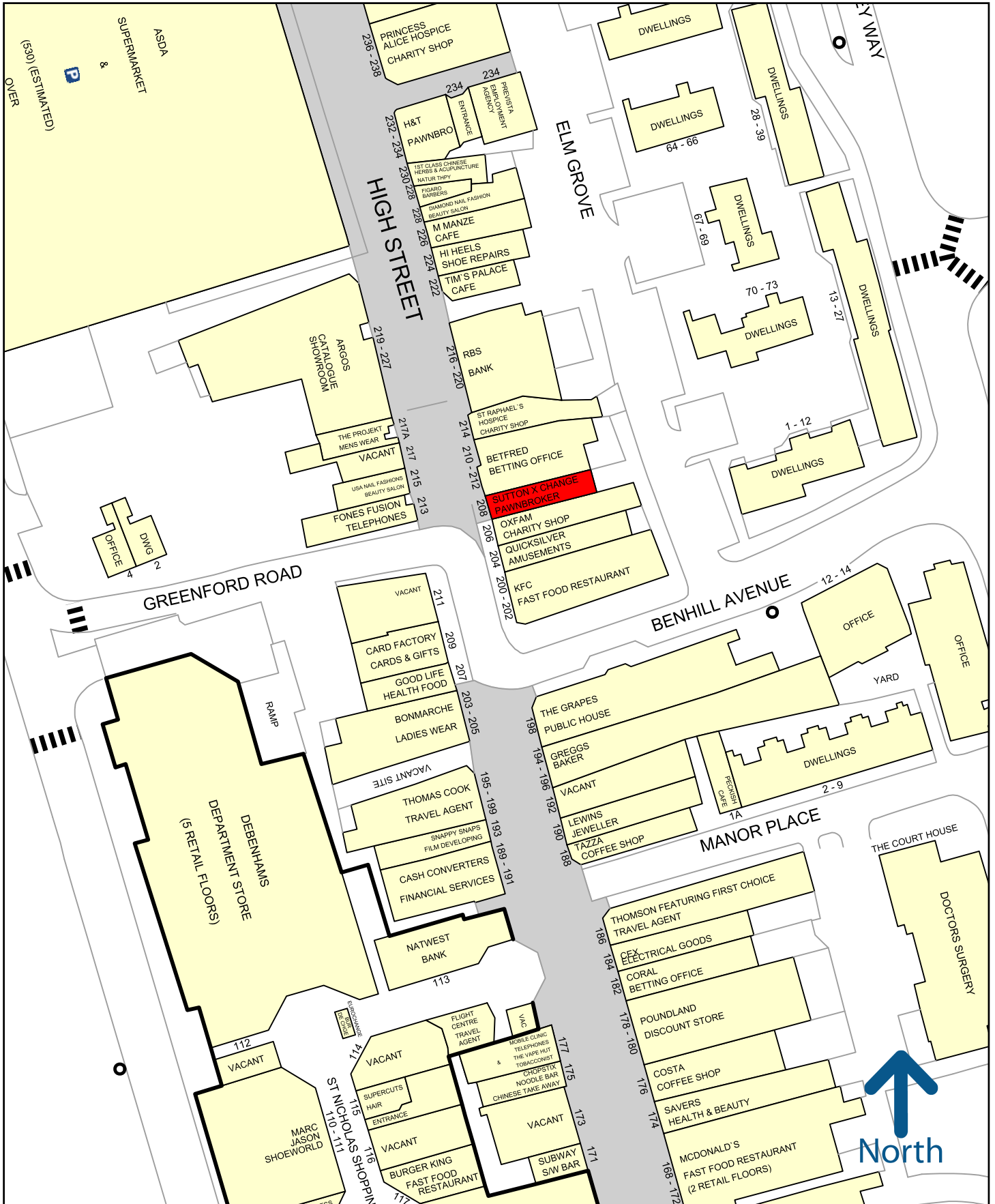
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Subject to Contract & Exclusive of VAT

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Offices in Tunbridge Wells & Brighton

 @CradickRetail



50 metres

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