

Shop to let.

Sutton, Unit 1.20 St Nicholas.

SM1 1AX.



Debenhams, Primark & Next.

63 shops.

750 space shopper car park.

Contact.

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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**, **Smiggle**, **Deichmann** and **Empire Cinema**. Recent new additions include **Pandora** and **Sowa Patisserie**.

The unit is next to **Deichmann** and **Sean Hanna** with nearby retailers including **NM Money**, **Cafe Kiko** and **Robert Dyas**.

Accommodation.

Net internal floor areas:-

Ground Floor	98.94 sq m	1,065 sq ft
Basement	40.22 sq m	433 sq ft

Rent.

£45,000pax.

Business Rates.

Rateable Value £25,250

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 £11,756.

Energy Performance Certificate.

Band C. Report available on request.

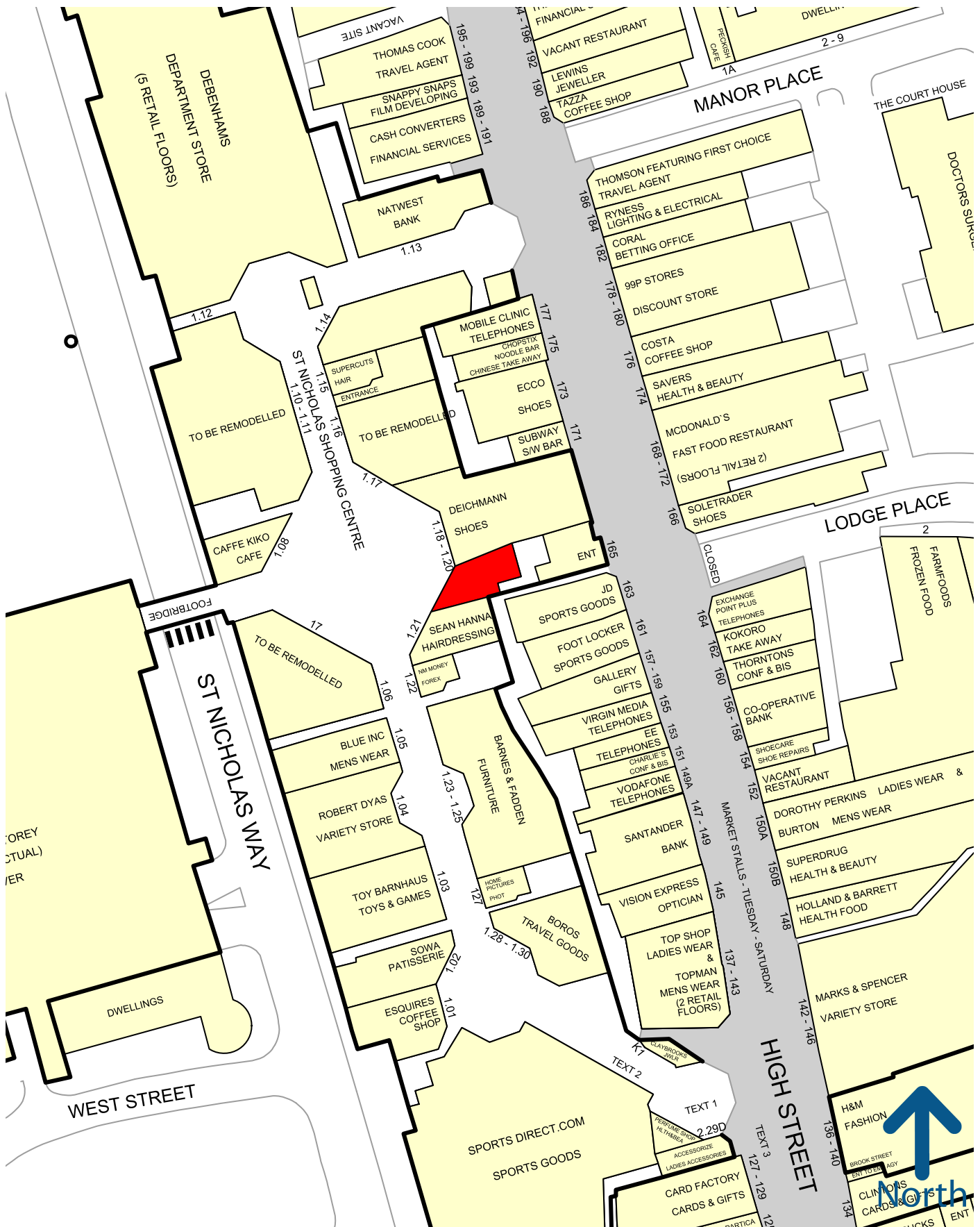
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

May 2020

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