

To Let
Ground Floor A1/A2 Shop
£27,000 per annum exclusive

78.94 sq m (850 sq ft)

113a High Street, Sutton, Surrey SM1 1JF



Accommodation: The premises have the following approximate floor areas:

Ground Floor Shop	78.94 sq m	850 sq ft
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Total Gross Internal Floor Area:	78.94 sq m	850 sq ft
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All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

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.

Mid-Day Court 30 Brighton Road Sutton Surrey SM2 5BN

Centro Commercial Limited believe these particulars to be correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable.

The property described in these particulars is subject to availability and to formal contract.

Location: The unit is situated in a prime location on the pedestrianised section of Sutton High Street, adjacent to Boots and The Fragrance Shop. Nearby occupiers include WH Smiths, The Body Shop, Caffé Nero and Marks & Spencer.

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).

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

Rental: The commencing rental is **£27,000 per annum exclusive**.

Rates: According to the VOA website, the property has a Rateable Value of £8,000. Therefore, Rates Payable in the current financial year for 2019-2020 are £3,928.

NB: Please note that the rates actually payable may be subject to transitional relief. For a more accurate assessment of rates payable for the current year, please contact the Local Authority.

EPC: The property has a current rating of C (73).

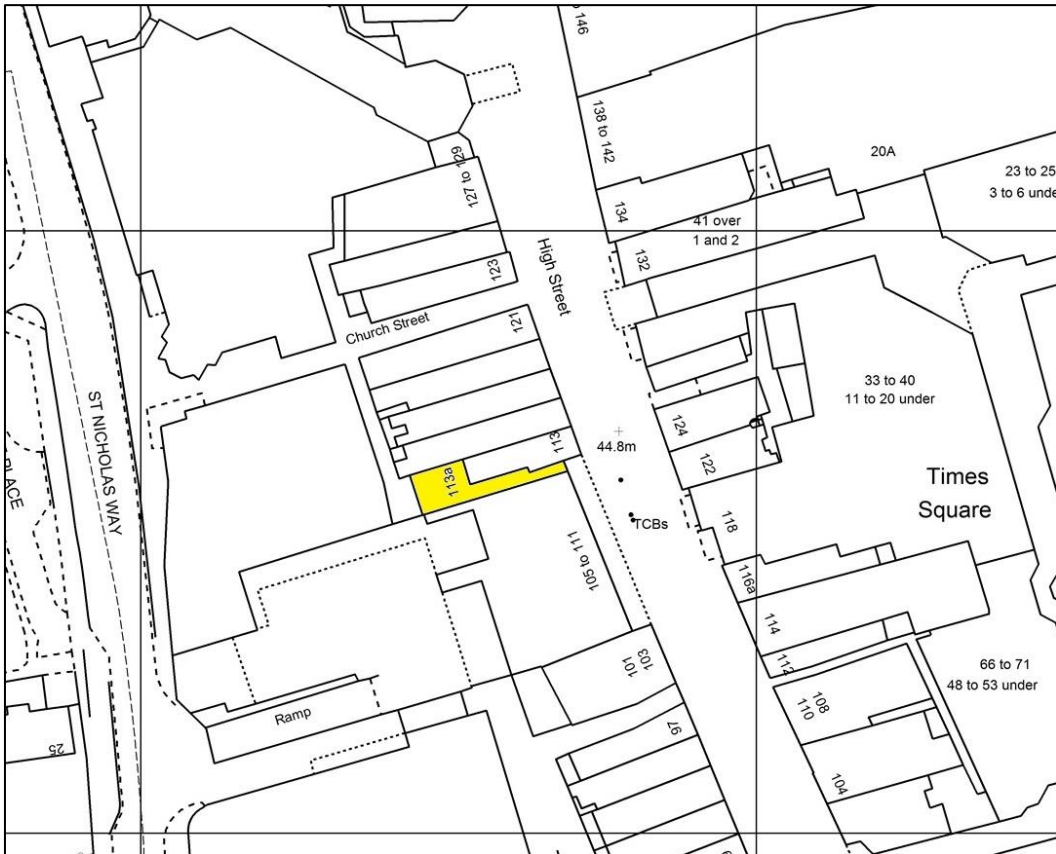
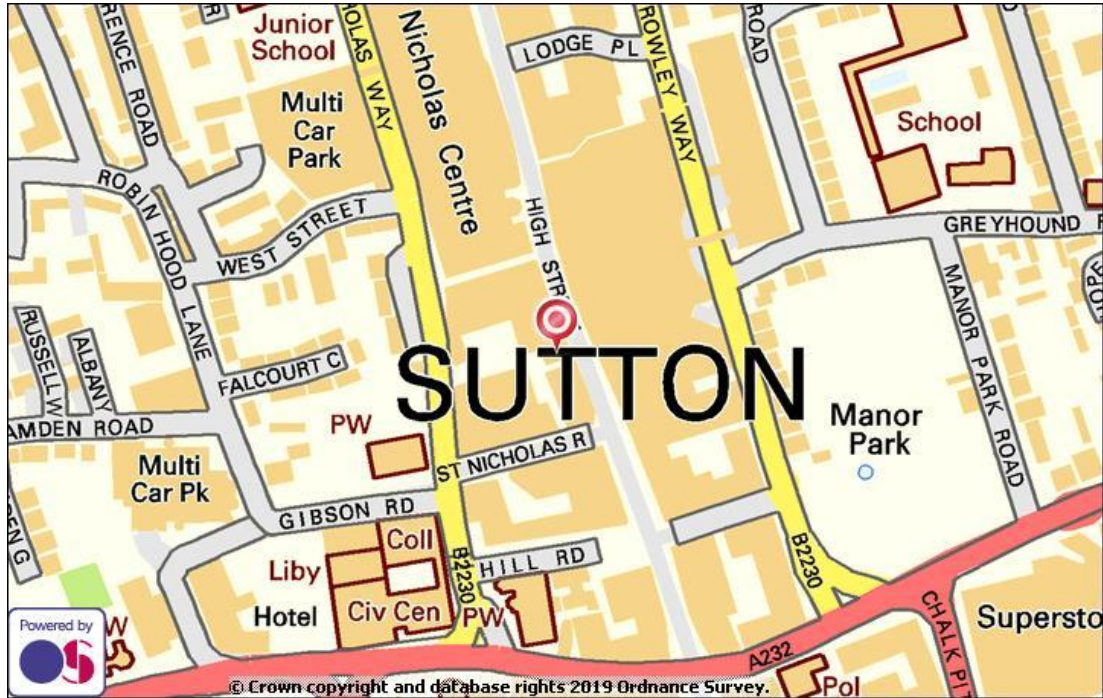
Legal Costs: Each party is to be responsible for their own costs in this transaction.

Viewing: Strictly by appointment through Sole Agents

Centro Commercial Limited
020 8401 1000

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Code of Practice: Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions or through the web site <http://www.lettingbusinesspremises.co.uk>.



For Indicative Purposes Only

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