



**Rent** £35,000 Per annum

**Size** 768 Square feet

**Ref** #3331

## Address

**Address:** 72 High Street

**Postcode:** SM1 1EZ

**Town:** Sutton

**Area:** Surrey

## Location

The town centre boasts a wide range of shops, restaurants, and leisure facilities, including high street favourites and independent businesses. With fast rail links to Central London and easy access to the M25 and A3, Sutton is a popular choice for both residents and businesses.

## Description

Guide rent - £35,000 p.a.

An excellent opportunity to lease a prominent ground floor retail unit situated in the heart of Sutton High Street. Previously occupied by 'Greggs', this well-located premises benefits from exceptional footfall in a busy and thriving town centre, surrounded by a mix of national retailers, independent shops, cafes, and restaurants.

The unit offers a highly visible frontage with large display windows, ideal for attracting passing trade. Internally, the space is open-plan and would be suitable for a variety of retail or service-based uses, subject to the necessary consents. The property measures 768 sq ft overall. The rear parking area will be available to the shop tenant, but a right of way must be maintained for the flat occupiers.

Positioned just a short walk from Sutton railway station and with excellent public transport links. Nearby occupiers include many high street multiples, ensuring a constant stream of potential customers throughout the day.

Available immediately on a new lease.

EPC Band - C.

Early viewings recommended.

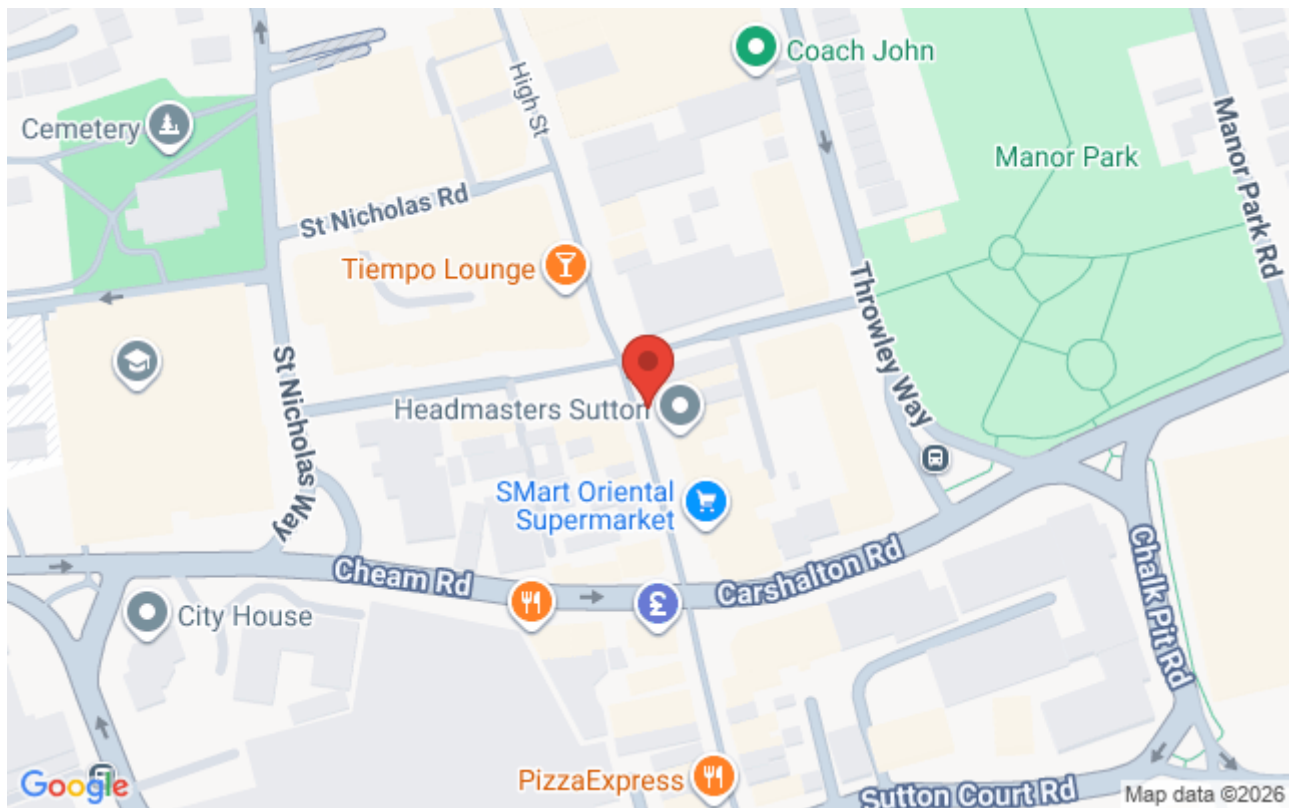
## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£35,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £29,500 - payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ Close to many multiples
- ✓ Close to motorway
- ✓ Close to station
- ✓ Ground floor
- ✓ Parking close by
- ✓ Town centre location
- ✓ Well presented

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



