



Rent £70,000 Per annum

Size 2,469 Square feet

Ref #3387

Address

Address: 60-62 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

An excellent opportunity to lease a substantial double-fronted former public house, prominently positioned on Sutton High Street, available at a rent of £70,000 per annum exclusive of VAT. The property is offered on a new lease and presents a highly versatile space, and may suit a variety of uses subject to any necessary consents.

The premises occupy a prime mid-terrace position with a striking frontage, benefiting from a main entrance directly onto the High Street and eye catching fixed and hanging signage above, ensuring strong visibility and footfall. The surrounding area is densely populated and well established, offering an excellent mix of retailers, bars, restaurants and other local businesses, making this an attractive trading location.

Internally, the ground floor extends to approximately 2,471 sq ft and provides a spacious, split-level open plan layout, formerly arranged as a public house with multiple seating areas and WC facilities. The property further benefits from a basement of approximately 412 sq ft, offering useful ancillary storage space.

To the rear, there is the added advantage of delivery access, enhancing the practicality of the unit for a variety of commercial operations. This is a rare opportunity to secure a sizeable and adaptable premises in a thriving High Street location.

EPC rating C.

Early viewings recommended.

General Information

| | |
|------------------------|--|
| Tenure: | Leasehold |
| Rent: | £70,000 Per annum |
| Legal fees: | Not specified |
| Rateable value: | The VOA website states a rateable value of £52,000 as of the 1st April 2026, payable at the prevailing rate. |
| Lease details: | New lease for a term to be agreed |

Features

- ✓ High footfall
- ✓ High street location
- ✓ Basement
- ✓ Prime pitch

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.

