



**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

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

## Features

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

## Property Map



## Important notice

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## 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.

