

PRIME RETAIL UNIT TO LET

112 HIGH STREET, SUTTON, SM1 1LT

7-8 Conduit Street
London W1S 2XF
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Retail property expertise

- **Ranked in the UK's Top 100 Retail Centres**
- **Prime retailing location in an affluent London suburb**
- **A1 planning consent**

LOCATION

Sutton is an affluent London suburb and strong retailing location, situated 10 miles south of Central London and 7 miles west of Croydon. The town centre retail provision is centred on the pedestrianised High Street, where retailers include **M&S, Boots, Topshop, TK Maxx** and **Starbucks**.

Situated in the heart of the town centre, this unit occupies a prime retailing pitch along the main thoroughfare adjacent to **Halifax Bank** and opposite **Clarks** and **Warren James**.

Other nearby occupiers include **Patisserie Valerie, O2, WH Smith** and **Caffe Nero**.

RATES

Rateable Value (17/18) £21,750

Interested parties should verify this with Sutton Council (020 8770 5000).

TENURE

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£29,500 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales:	53.4 sq m	581 sq ft
First Floor Anc:	54.8 sq m	590 sq ft
Second Floor Anc:	61.7 sq m	664 sq ft

EPC

An EPC can be made available upon request.

SPECIFICATION

The premises are handed over in their existing condition.

TIMING

Subject to vacant possession.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



INSPECTIONS

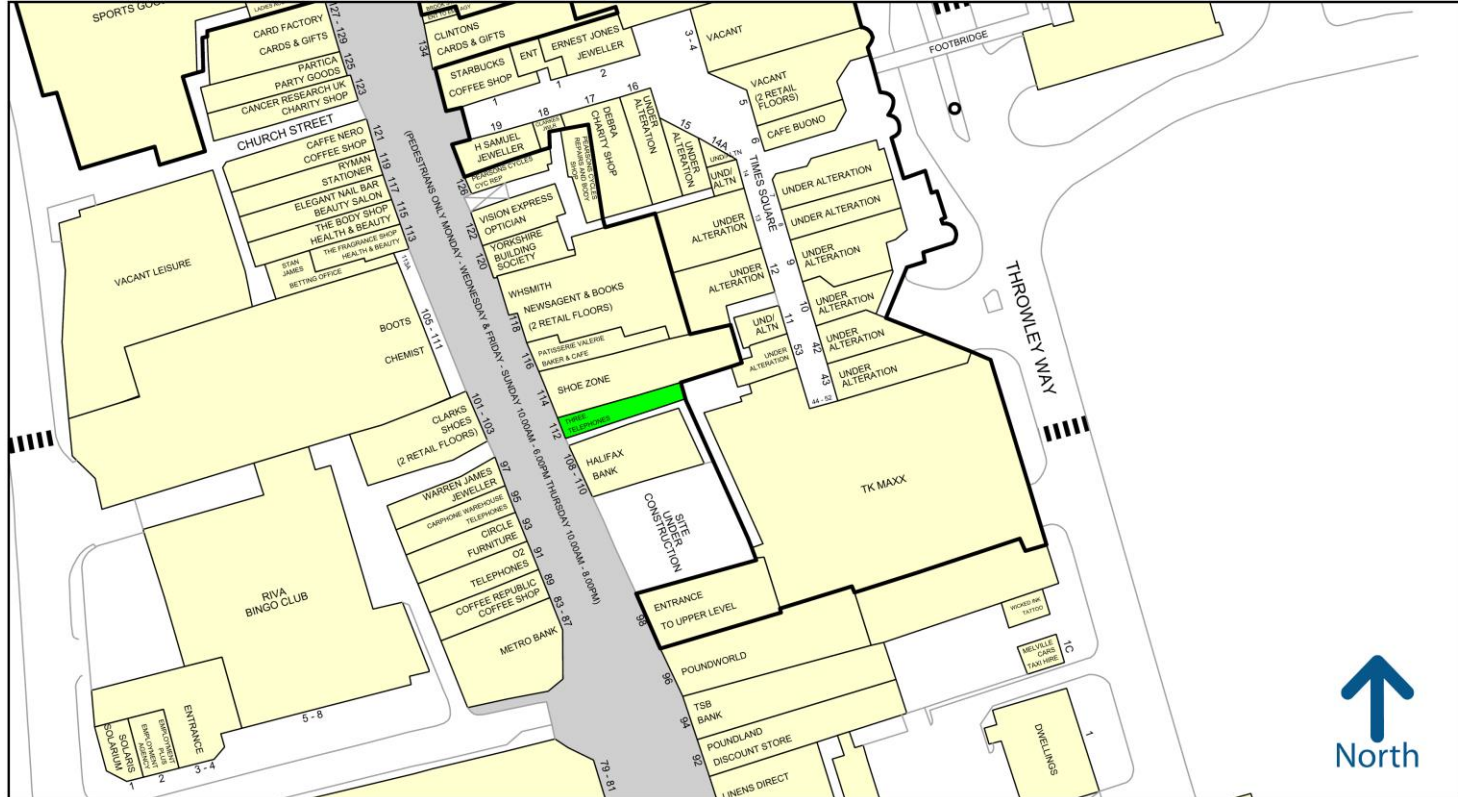
Viewing is strictly by appointment with sole agents:

Nick Carvey
0207 182 7493
nick@fawcettmead.co.uk

SUBJECT TO CONTRACT & VACANT POSSESSION



Sutton



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