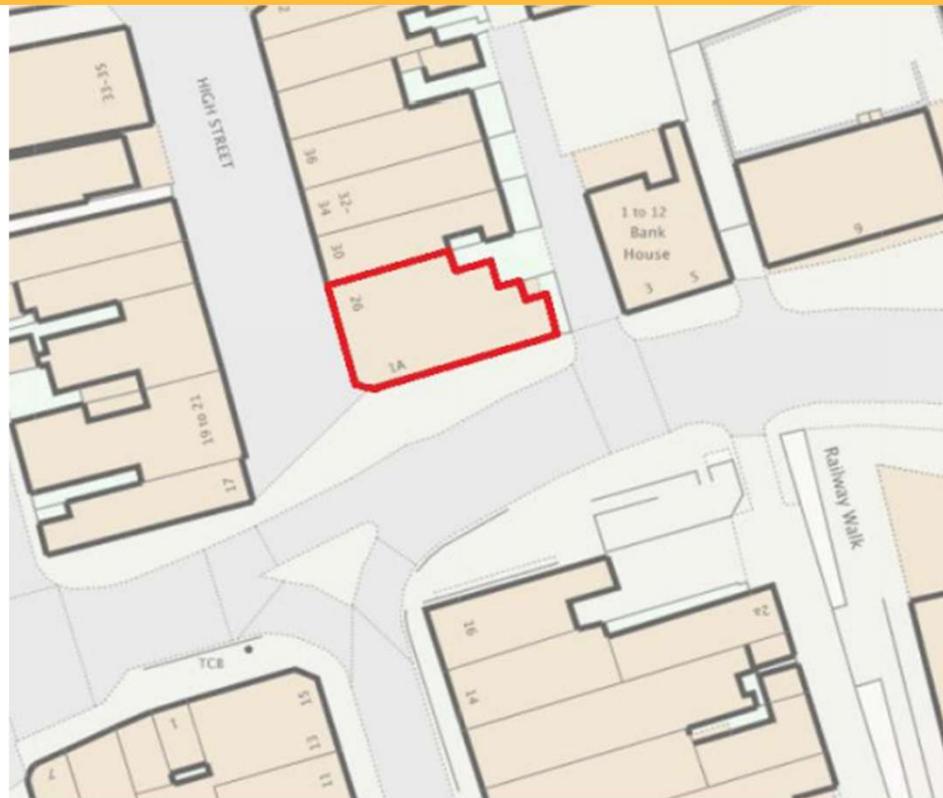


TO LET

362 SQ M (3,896 SQ FT) APPROX.

THE COCK AND BULL, 26 – 28 HIGH STREET, SUTTON SM1 1HF

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- LOCATED IN SUTTON TOWN CENTRE
- CLASS E USE SUITABLE FOR A VARIETY OF USES
- NEW LEASE AVAILABLE

LOCATION

The property is located on the corner of High Street and Sutton Court Road (A232). Sutton train station is approximately half a mile and nearby operators include Pizza Express, Burger King, Zizzi and Nando's.



DESCRIPTION

The property comprises the ground floor and part basement of a substantial end of terrace building previously trading as the Cock and Bull public house.

The property will be suitable for a variety of different uses.

ACCOMMODATION

The property has the following approximate gross internal areas:-

	SQ M	SQ FT
Ground Floor	269	2,894
Basement	93	1,002
Total	362	3,896

BUSINESS RATES

Rateable Value: £40,800

For confirmation of rates payable, please contact the business rates department of the Sutton Council.

ENERGY PERFORMANCE RATING

Energy Rating: D94

A copy of the certificate is available upon request.

TENURE

Available on a new lease.

RENT

£95,000 per annum

VIEWING

Strictly by appointment through Joint Sole Agents.

Blakes

020 8296 1234

enquiries@blakesproperty.com

Sneller Commercial Sharon Bastion

020 8977 2204

sharon@snellers.com

www.snellers.com

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.