

TO LET

115.2 sq. m (1238 sq. ft) APPROX.

206 HIGH STREET, SUTTON, SURREY SM1 1NU

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **RETAIL PREMISES IN BUSY SHOPPING CENTRE**
- **PARKING TO REAR**
- **AVAILABLE ON A NEW LEASE FROM APRIL 2021**

These particulars are intended to give a fair description but their accuracy is not guaranteed and 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 and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

206 HIGH STREET, SUTTON SM1 1NU

LOCATION

The property is prominently located on the edge of Sutton's busy pedestrianized High Street in the town centre . Other nearby retailers include Card Factory, Asda, KFC, Taco Bell and a number of other multiple and independent retailers. There is also nearby access to the Saint Nicholas shopping centre.

The area is well served by public transport with local buses running along the nearby A232 and Sutton railway station is approximately half a mile to the south.

DESCRIPTION

The shop comprises an open plan sales area to the front with ancillary storage and office to the rear as well as a disabled WC. The shop benefits from a fully glazed aluminium shop front.

There is a fire exit at the rear.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ. M	SQ. FT
Retail	79.3	854
Ancillary	35.9	384
TOTAL	115.2	1238

Available on a new lease for a term by arrangement from April 2021.

RENT

£28,500 per annum plus VAT.

BUSINESS RATES

2017 Rateable Value: £28,250

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

ENERGY PERFORMANCE RATING

Energy Rating: C68

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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TENURE

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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