



# CROWN

LETS 4 U

**TO LET**



**£35,000 + VAT per annum**

## **PRIME RETAIL SHOP HIGH STREET, SUTTON, SM1 1JF**

Crown Lets 4U Estate Agents are proud to present a spacious retail shop in a prime location with no premium and located on the main busy Sutton High Street with high footfall trading position in the heart of Sutton Shopping Centre.

A spacious lock up prime retail shop available for immediate occupation benefitting from an overall space of approximately 1,057 SQ FT (98.2 SQ M), boasting large fronted main retail area at the front and rear, a separate large kitchen area, a separate large storage room, WC to the rear and fire exit door leading to rear of the shop.

Terms are flexible and include a new full repairing and insuring lease. Each party to be responsible for payment of their own legal costs. Rent is £35,000 + VAT per annum, payable quarterly in-advance.

**PRIME LOCATION**

**AVAILABLE NOW!**

- On High Street
- A1/A2 Use
- Large Shop
- Rear Kitchenette
- Rear Storage Room
- Rear WC
- New Lease
- Short or Long Term
- Excellent Location
- Fire Exit Door
- Next door to Metro Bank
- Next to all High St Chains
- Excellent Footfall
- In the Heart of Sutton

The premises is in excellent location and the commercial aspect falls within general shops (formerly A1), however, under the new planning Use Classes Order (Class E), effective from the 1st September 2020, the property may potentially be used for leisure, office and clinic uses under permitted changes within Class E (Commercial, Business & Service). We would strongly advise interested parties to check with the Local Planning Authority or a planning consultancy.

This premises offers excellent passing trade and situated amongst all local High Street shops including Three mobile shop, O2 Mobile shop, Metro Bank and all major High Street Chains. Also close proximity to St Nicholas Shopping Centre [www.stnicssutton.co.uk](http://www.stnicssutton.co.uk) and Times Square Shopping Centre which serves as the town's covered shopping malls. Nearby major retailers include TK Maxx, Boots, Clark's Shoes, WH Smith, Peacocks and Poundland.

The current Rateable Value advertised by the Valuation Office Agency is £37,500. The rates multiplier for 2020/2021 is 49.9p in the £ making the Rates Payable £18,721.20. There is currently a 100% relief available on retail and leisure properties up until 31st March 2021. Interested parties are advised to contact Sutton Council Rates Department to verify the above figures.

**Rent:** £35,000 + VAT per annum

**Premium:** £0

**Business Rates:** Contact Sutton Council

**Lease Type:** Full repairing and insuring lease

**Rent Review:** tbc

**Licence Type:** A1/A2

**Shop Size:** 1,057 sq ft (98.2 sq m). Approximately

**Building Insurance:** tbc

**Solicitors Fees:** Each party to be responsible for payment of their own legal costs

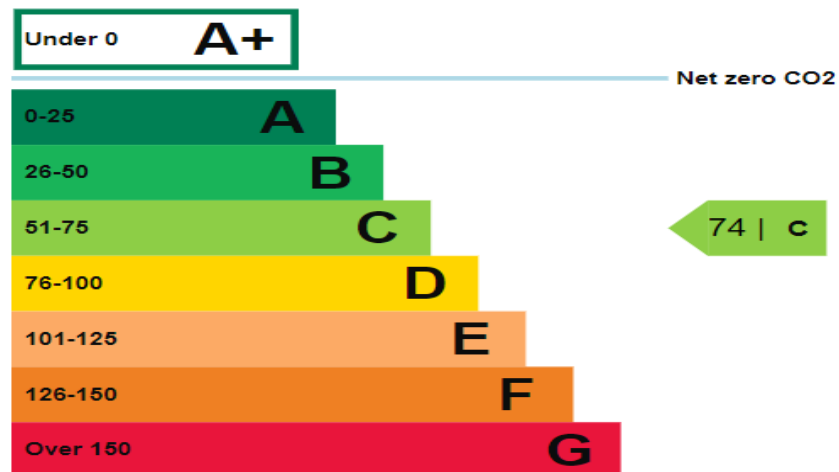
**Available Now! Call now for early viewings!**





## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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