



**Jenkins | Law**  
Commercial Property Solutions

20 Hanover Street  
Mayfair  
London W1S 1YR

**Tel:** +44 (0)20 7440 1840  
**Fax:** +44 (0)20 3478 0363  
**Web:** [www.jenkinslaw.co.uk](http://www.jenkinslaw.co.uk)

# WHOLE BUILDING FOR SALE IN SUTTON

**86 HIGH STREET, SUTTON,  
SM1 1EX**



## Location:

The subject property occupies a prominent position on the busy Sutton High Street with Sutton Station (National Rail) situated a short walking distance from the property.

Nearby multinational occupiers include The Works, Poundland, HSBC, Greggs, Natwest and Specsavers amongst many others.

## Accommodation:

The commercial space is arranged over a Ground, Basement and 1<sup>st</sup> Floor and has the following approximate net internal areas:

<b>Ground floor:</b>	<b>1,027 sq. ft.</b>	<b>(95.41 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>998 sq. ft.</b>	<b>(92.71 m<sup>2</sup>)</b>
<b>1<sup>st</sup> Floor:</b>	<b>498 sq. ft.</b>	<b>(46.26 m<sup>2</sup>)</b>

\* There are 2<sup>nd</sup> and 3<sup>rd</sup> floors which are moth balled and accessed via a hatch at present.

## Use:

The premises benefits from Class E planning consent.

## Price:

Offers in the region of £750,000.

## Tenure:

Freehold.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

**Ryan Mylroie**  
[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

**Danny Elliott**  
[danny@jenkinslaw.co.uk](mailto:danny@jenkinslaw.co.uk)



50 metres

Copyright and confidentiality Experian, 2019. © Crown  
copyright and database rights 2019. OS 100019885

