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# 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:

Ground floor: 1,027 sq. ft. (95.41 m²)

Basement: 998 sq. ft. (92.71 m²)

1st Floor: 498 sq. ft. (46.26 m²)

\* 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:

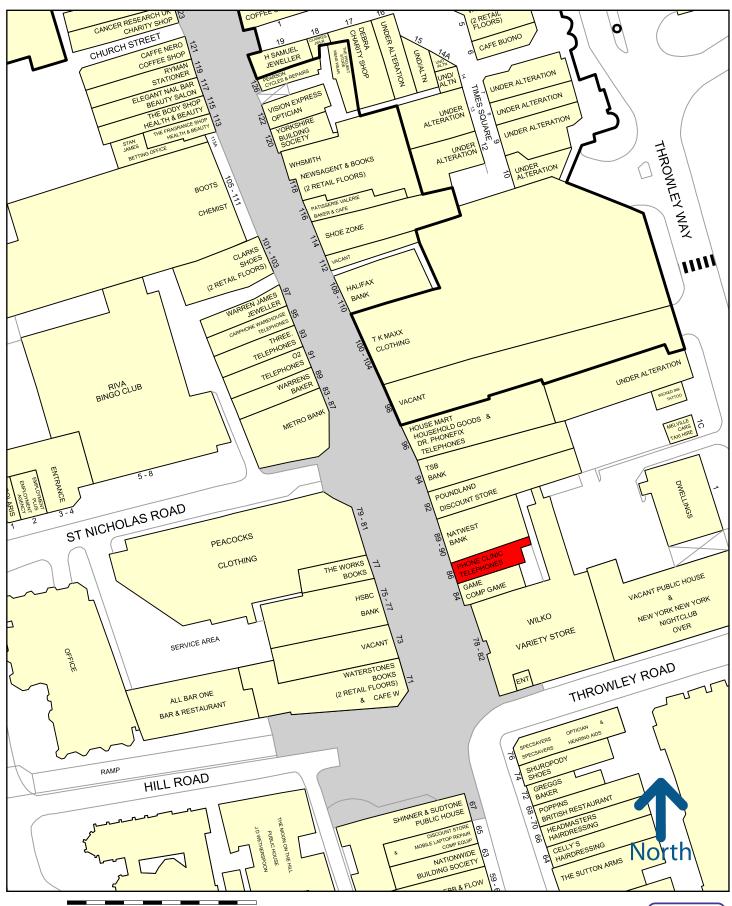
Please contact:

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50 metres

# Sutton



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