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# RETAIL UNIT TO LET IN SUTTON

**203-205 HIGH STREET,  
SUTTON, SM1 1JU**



## **Location:**

The subject property occupies a prominent position fronting Sutton High Street. West Sutton and Sutton rail stations are located a short walk away from the premises.

Nearby multiple occupiers include Card Factory, Costa Coffee, KFC, Next, JD Sports and Argos.

## **Accommodation:**

The unit is arranged over ground the following approximate net internal areas:

**Ground Floor:** 3,011 sq. ft. (279.68 m<sup>2</sup>)

## **Use:**

The premises benefits from A1 planning consent. Alternative uses may be considered subject to planning.

## **Rent:**

£80,000 per annum exclusive.

## **Lease:**

The premises are available by way of a new 10/15 year full repairing and insuring lease – subject to vacant possession.

## **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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