

CLASS E OPPORTUNITY

SUTTON

UNIT 2

150A HIGH STREET

SUBJECT TO VACANT POSSESSION

Description

Sutton is a major town in South London and the administrative centre of the London Borough of Sutton.

The premises occupy a prime trading location in the pedestrianised section of Sutton High Street. Nearby occupiers include **Superdrug, CEX, Holland & Barrett, M&S** and **JD**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises is arranged over ground, first and second floors, comprising the following approximate areas:

Ground Floor Sales	3,626 sq. ft.	(336.86 sq. m)
First Floor	1,646 sq. ft.	(152.91 sq. m)
Second Floor	1,302 sq. ft.	(120.95 sq. m)
Total	6,574 sq. ft	(610.74 sq. m)

Lease

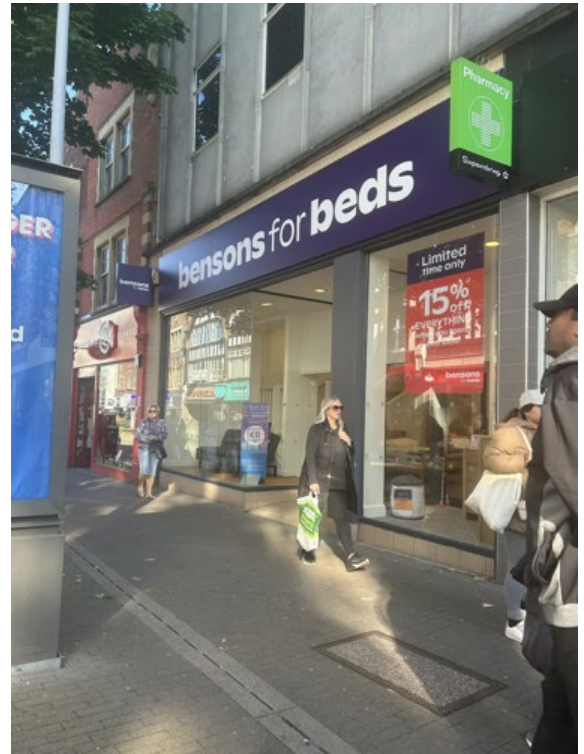
The premises are available, subject to vacant possession, on a new FRI lease for a term of years to be agreed.

Rent

£115,000

per annum exclusive.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£89,500
UBR (26/27)	0.43p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

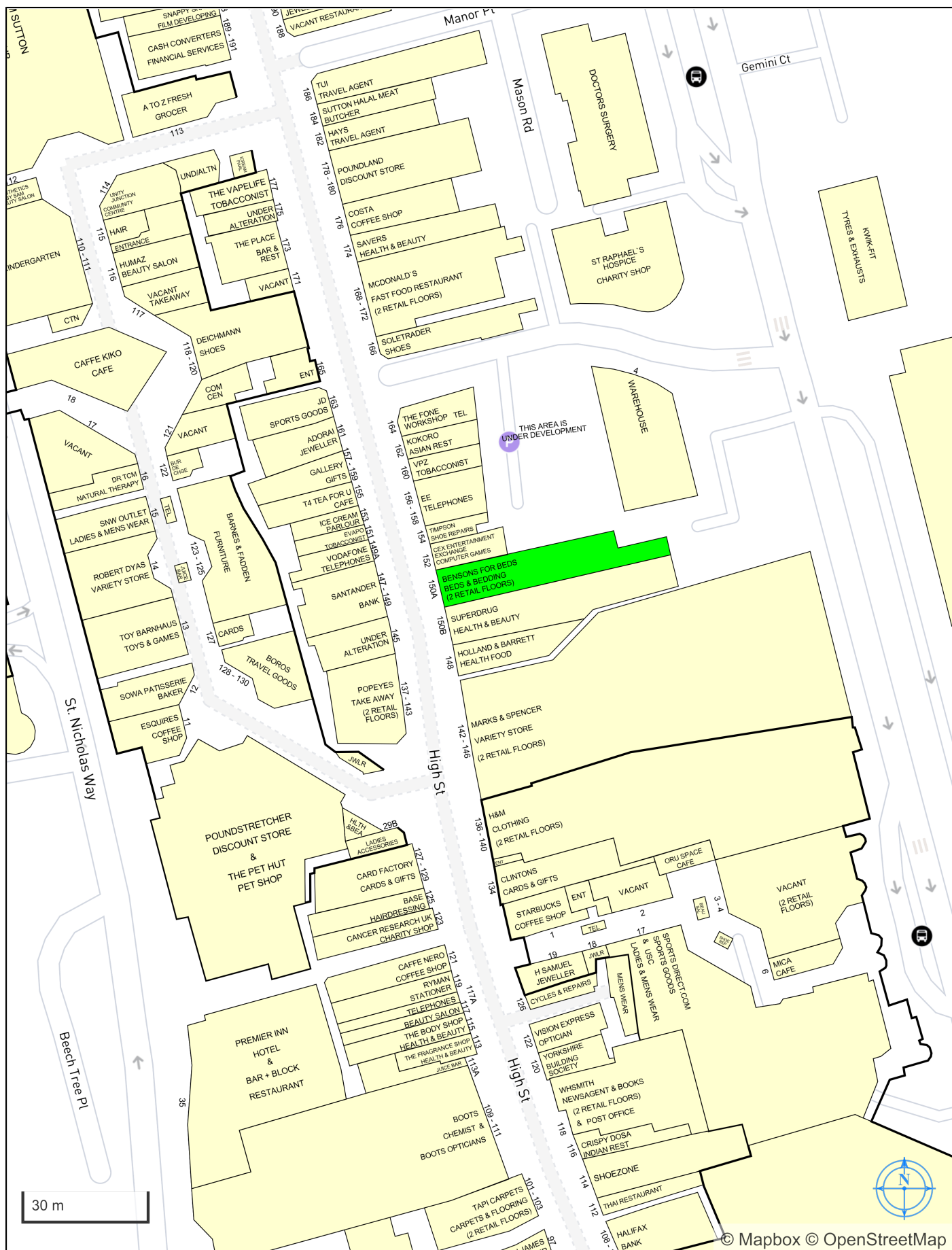
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby **07810 480291**
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