



**jamescommercial**  
property consultants

219-227 High Street | **Sutton** | **Surrey** | **SM1 1LB**  
**LARGE PRIME SHOP TO LET (MAY DIVIDE)**

# 219-227 High Street | Sutton | Surrey | SM1 1LB | LARGE PRIME SHOP TO LET

- ground floor, with rear loading area
- from: 75.25 m<sup>2</sup> (810 ft<sup>2</sup>) - 601.99 m<sup>2</sup> (6,480 ft<sup>2</sup>) approx.
- can be sub-divided
- 'e' use class
- alternative uses considered - stp
- rents: from £30,000 - £185,000 per annum

## DESCRIPTION

Large prime end of terrace retail premises arranged over the ground floor, with good floor to ceiling heights and rear loading area/staff parking.

We understand the premises have 'E' Use Class, so can be used for alternative uses without the need for a change of use, including; leisure, medical, educational, office or restaurant (subject to planning for ducting, if required).

The available space can be easily sub-divided into two, three or four units, if required.

## LOCATION

Situated in a prime position on the pedestrian part of the High Street, next door to Asda Superstore and close to Greenford Road.

Neighbouring occupiers include; Asda, Taco Bell, Card Factory, KFC, Cake Box, Admiral, Greggs, Snappy Snaps, Tui, Cash Converters, Poundland, Costa Coffee, Savers, McDonalds, Chopstix and St Nicholas Shopping Centre, together with a good mix of independent and local traders.

Sutton mainline railway station is within walking distance, providing services into London Bridge, London Victoria, Horsham, Epsom, St Albans and Bedford. There are also various buses serving the area located on Benhill Avenue and Throwley Way close by.

## ACCOMMODATION

Ground floor	601.99 m <sup>2</sup>	6,480 ft <sup>2</sup>	N.I.A.
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## TENURE

A new Full Repairing and Insuring lease is offered, on terms to be agreed.

## BUSINESS RATES

The rateable value needs to be re-assessed. Please contact Sutton Council on 0208 770 5000 to confirm what amount is payable per annum.

## VIEWING

Strictly by appointment only, contact the Vendors sole letting agents: -

**James Stefanopoulos or Ashley Brudenell**



✉ [info@jamescommercial.co.uk](mailto:info@jamescommercial.co.uk)

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