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A3/A5 SHOP TO LET

318 HIGH STREET SUTTON, SM1 1PR

With almost £400million investment being pumped into the town centre, Sutton is staking its claim as a place to do business.

Location: The property is situated on prominent location on High Street Sutton, SM1 1PR close to main shopping centre and around the new developments – Part of a variety of businesses including Retail shops, Morrison Local, Food outlets, Nail Bar and many more.

Description: The upper floors of the premises are being developed and the ground floor commercial unit is in shell condition with rear vehicular access.

Total approx: 1500 sq ft

Use: The property has **A3/A5** Use. Last business was an license restaurant.

Tenure: The property is to be let on a new FRI Lease with a rent in region of £40,000 pax.

Legal Costs: Both parties' legal costs are to be borne by the ingoing tenant.

All viewings & correspondents Strictly via Drakesfield

Map:



Map of the current developments in progress in Sutton. The Commercial unit is in heart of the developments opposite Project 9 and beside Project 10.

Further info on the other sites can be found on:

<http://www.developsutton.london>

9. Old Burger King Site

The 0.52 acre site has planning permission for a building up for six storeys with 40 one, two and three-bedroom flats as well as 26 parking spaces.

10. Old Gas Works

The site is to be transformed into a landmark development. The £50million scheme features a new Sainsbury's supermarket with a 364 parking spaces together with 186 apartments fronting on to the High Street with new public square.

ALL TERMS & CONDITIONS ARE NEGOTIABLE

Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested.

Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

As an accredited agent we are members of

