



106 Merton High Street  
London  
SW19 1BD  
Tel: 020 8715 9444  
Fax: 020 8715 9474

Email: [enquiries@drakesfield.co.uk](mailto:enquiries@drakesfield.co.uk)  
Web: [www.drakesfield.co.uk](http://www.drakesfield.co.uk)  
Company Reg No: 3631397  
VAT Reg No: 736 3377 19

## **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*

