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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

www.gpccommercial.co.uk

A1/A2 SHOP TO LET



244 HIGH STREET, SUTTON,
SURREY, SM1 1PA

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

244 HIGH STREET, SUTTON, SURREY, SM1 1PA

Location:

The property is conveniently located in the High Street close to the junction with Sutton's main one way system.

Sutton is a densely populated residential area and a thriving retail and commercial centre, situated approximately 12 miles south west of central London, 5 miles west of Croydon, 10 miles north of Reigate, 7 miles south east of Kingston. Heathrow and Gatwick Airports are also conveniently situated with access via the M25/M4 and M25/M23 respectively.

Sutton mainline BR station provides fast regular services to both Croydon (26mins) and London Bridge (33 mins).

Description:

This shop unit is located on the eastern side of the busy pedestrianised section of the High Street, opposite the ASDA Supermarket. Other nearby retailers include Argos, Royal Bank of Scotland, Betfred and Holland & Barrett.

The property benefits from the following approximate dimensions:

Retail area:	60.66 sq m	653 sq ft
Offices/Store:	6.78 sq m	73 sq ft
Total	67.44 sq m	726 sq ft

Terms:

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed at a rent of £18,000 per annum exclusive of rates, service charge and VAT (if applicable) subject to contract.

Legal costs:

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

Business Rates

According to the Government website the property has a Rateable Value of £17,500. The UBR for 2011/12 is 42.6p in the £.

Energy Performance Certificate Available

Property Misdescriptions Act 1991

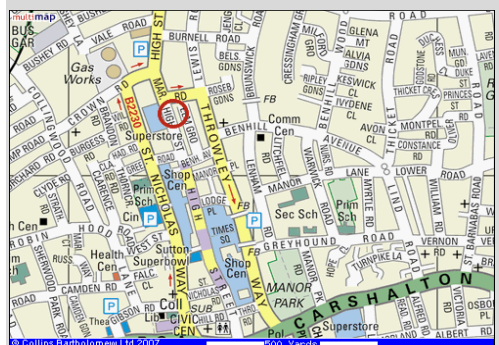
Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk

Viewing

Strictly by appointment
with Sole Agents Gildersleve & Payne
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