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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

www.gpcommercial.co.uk

A1/A2/A3 & A4 RETAIL UNIT TO LET



50/51 THE MARKET, ROSE HILL,
SUTTON SURREY, SM1 3HE

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,

50/51 THE MARKET, ROSE HILL, SUTTON SURREY, SM1 3HE

Location:

The property is prominently located fronting Rose Hill (B2230) close to the junction with the A217 approximately 1.5 miles to the north of Sutton Town Centre. This busy neighbourhood centre provides a mixture of independent and multiple retailers including the Co-op food store and KFC.

Description/Accommodation:

The property previously traded as HSBC Bank and comprises a good size retail unit on the ground floor with wc's and kitchen area to the rear.

The unit has the following approximate dimensions:

Retail/Sales Area:	182 sq m	(1959 sq ft)
Kitchen Area:	5.76 sq m	(62 sq ft)
Total	187.76 sq m	(2021 sq ft)

Use:

The property is suitable for A1, A2, A3 and A4 Use.

Terms:

The property is available by way of a new lease for a term to be agreed at a rent of £25,000 per annum subject to contract and VAT (if applicable).

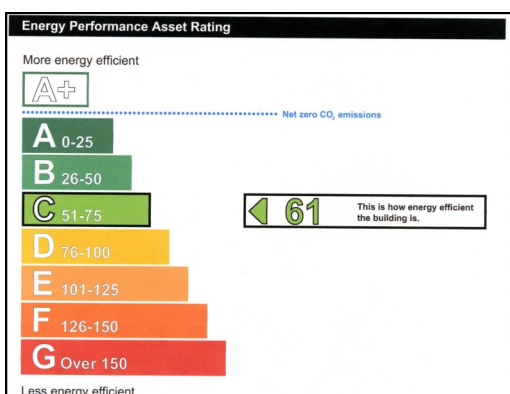
Business Rates

The Rateable Value is £19,250 and the UBR for 2011/12 is 43.3p in the £.

Legal costs:

Each party to pay their own legal costs incurred in this transaction.

Energy Performance Certificate:



Viewing

Strictly by appointment with Agents
Gildersleve & Payne
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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

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