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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants



**74 HIGH STREET
SUTTON
SURREY
SM1 1EZ**

**PRIME LOCATION RETAIL AND
RESIDENTIAL INVESTMENT WITH
DEVELOPMENT POTENTIAL**

FOR SALE

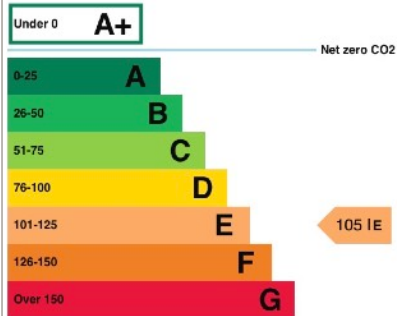
Sat Nav: SM1 1EZ

www.gpcommercial.co.uk

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.

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



THE NET INTERNAL AREAS ARE AS FOLLOWS

Ground floor	128.66 sq m	1385 sq ft
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NB: The above measurements are taken from a plan and need to be checked on site.

Location:

The property is centrally located within the Town of Sutton. Neighbouring occupiers include SpecSavers, Greggs, Wilkinsons and Waterstones.

Description/Accommodation:

The property currently comprises a ground floor retail unit let to Shuropody on a lease. The upper parts benefit from Planning Consent to convert into 2 x one bedroom flats and 1 x three bedroom flat Ref: DN2020/01296.

The ground floor lease is let for a term of 5 years from 24 February 2021 at a rent of £42500 pax.

Terms:

The property is available for sale freehold subject to the existing tenancy. Offers are sought in the region of £1.1 million plus VAT (if applicable)

Business Rates:

According to the Government website the Rateable Value is £33,250. The UBR for 2021/22 is 49.9p in the £.

Energy Performance Certificate:

Full information available upon request.

Legal costs:

Each party to be responsible for their own legal costs.

Viewing

Strictly by appointment with Sole Agents
Gildersleve & Payne
Contact Nick Payne MRICS or David Sutton BA (Hons)

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 institution and trade associations or through the website www.lettingbusinesspremises.co.uk

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