

PRIME PROPERTY TO LET

**89 HIGH STREET
SUTTON
SM1 1JF**

LOCATION

The premises are located in a prime location on the pedestrianised High Street. The property is opposite TK Maxx and adjacent to **Metro Bank** and **O2**. Other retailers close by include, **Waterstones, Maplin, Starbucks** and **WH Smith**.

ACCOMMODATION

The premises are laid out over two floors and comprise of the following areas:

Ground Floor	1,470 sq/ft
Basement	325 sq/ft

(Further basement accommodation with restricted head height is also included)

LEASE

The premises are available by way of a new lease for a term to be agreed.

RENT

£59,500 per annum exclusive.

RATES

Rateable Value (2017/2018)	£43,500
Rates Payable (2017/2018)	£20,880 p/a

Interested parties are advised to make their own enquiries with the relevant Local Authority.



USE

The property has an A1 planning use.

LEGAL COSTS

Each party is to bear their own legal costs associated with this transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged through the sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler: ofowler@blb.uk.com

Tel: 0207 491 8249

Mbl: 07900 217 624

George Froud: gfroud@blb.uk.com

Tel: 0207 079 1200

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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