



# PRIME OFFICE TO LET IN SUTTON

**12 HIGH STREET, SUTTON, SURREY,  
SM1 1HN**



## Location:

The subject property occupies a prominent position on the busy Sutton High Street with Sutton Station (National Rail) located within a short walking distance of the property.

Nearby multiple occupiers include Rush, Nando's, William Hill, Betfred and Pizza Express.

## Accommodation:

The unit is arranged over 1<sup>st</sup> and 2<sup>nd</sup> floors and has the following approximate gross internal areas:

**1<sup>st</sup> Floor:** 610 sq. ft. (56.67 m<sup>2</sup>)

**2<sup>nd</sup> Floor:** 664 sq. ft. (61.68 m<sup>2</sup>)

## Use:

The subject premises benefits from Class E planning consent.

## Rates:

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

## Rent:

£15,000 per annum inclusive exclusive.

## Lease:

The premises are available by way of a new 10-year full repairing and insuring lease outside the security provisions of the Landlord and Tenant Act 1954.

There will be the appropriate incentives available to any ingoing tenant upon completion of legal formalities.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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## Location Map:

