

TO LET

RETAIL UNIT

1,816 sq.ft
(168.8 sq.m)

- Located in a very high footfall location
- Close proximity to St Nicholas Shopping Centre
- Undergoing refurbishment

66% RATES RELIEF AVAILABLE*

Due to Covid-19



195-199 High Street, Sutton, SM1 1JU



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DESCRIPTION

The unit comprises largely open plan sales space, with storage and WCs to the rear and is currently undergoing refurbishment. It is arranged over ground floor only and it will benefit from three phase power

The current accommodation provides the following:

AREAS (approx. NIA)

Internal Width	26'11"	8.20m
Ground Floor Sales	1,373 sq ft	127.57 sqm
Ground Floor Ancillary	443 sq ft	41.19 sqm
TOTAL	1,816 sq ft	168.8 sq m

LOCATION SM1 1JU

The unit is located in a very high footfall location within the pedestrianised zone of Sutton High Street. It benefits from proximity to the entrance to St Nicholas Shopping Centre, whilst other occupiers in the vicinity include Sater, KFC, Greggs, Superdrug, Costa Coffee, Sole Trader and Holland & Barrett.

Sutton Town Centre benefits from free parking at both ends of the High Street at Asda at the northern end, and Morrisons at the southern end.



SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums circa £100 per annum to be recovered from the tenant.

RENT AND RATES

Rent £50,000 per annum plus VAT

Rateable Value - £57,500.

This is not the amount you will pay.

SERVICES

The unit has electricity and water connected.

ENERGY PERFORMANCE

The current EPC rating is 'C 54'. Further information available upon request.

PLANNING

The unit is class E. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

RATES RELIEF

Rates Payable: £nil (until June 2021)

The incoming tenant will benefit from 66% rates relief until the end of the 2021/2022 tax year.

Interested parties are advised to make their own enquiries with the local authority.



VIEWING

Strictly via prior appointment with the appointed agents:



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Owned and Managed by



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*Potential occupiers to make own enquiries to clarify accuracy of data.

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