

# CLASS E OPPORTUNITY

# SUTTON

## UNIT 2

## 150A HIGH STREET

**SUBJECT TO VACANT POSSESSION**

### Description

The premises occupy a prime trading location in the pedestrianised section of Sutton High Street. Nearby occupiers include **Superdrug, CEX, Holland & Barrett, M&S** and **JD**.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The premises is arranged over ground, first and second floors, comprising the following approximate areas:

<b>Ground Floor Sales</b>	3,626 sq. ft.	(336.86 sq. m)
<b>First Floor</b>	1,646 sq. ft.	(152.91 sq. m)
<b>Second Floor</b>	1,302 sq. ft.	(120.95 sq. m)
<b>Total</b>	<b>6,574 sq. ft.</b>	<b>(610.74 sq. m)</b>

### Lease

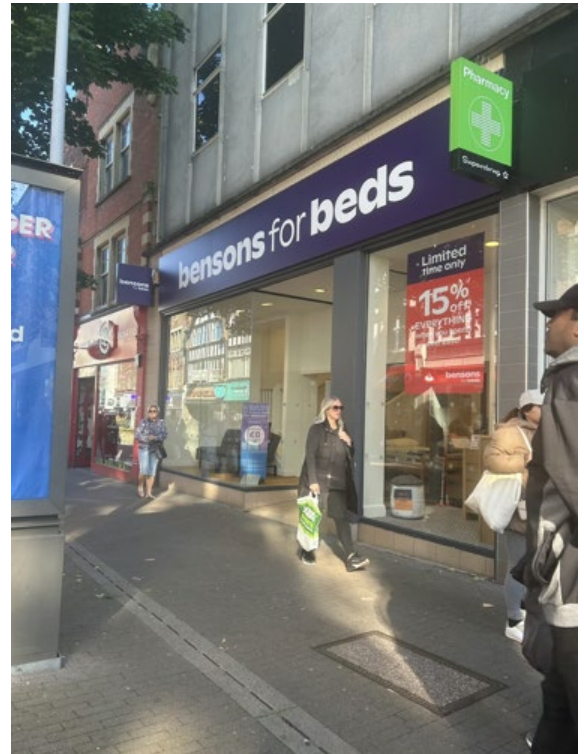
The premises are available, subject to vacant possession, on a new FRI lease for a term of years to be agreed.

### Rent

# £100,000

per annum exclusive.

*Subject to Contract*



### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£89,500
<b>UBR (24/25)</b>	0.546p

All parties are to be advised to make their own enquires to the relevant authority.

### EPC

An EPC has been commissioned. A full report is available upon request.

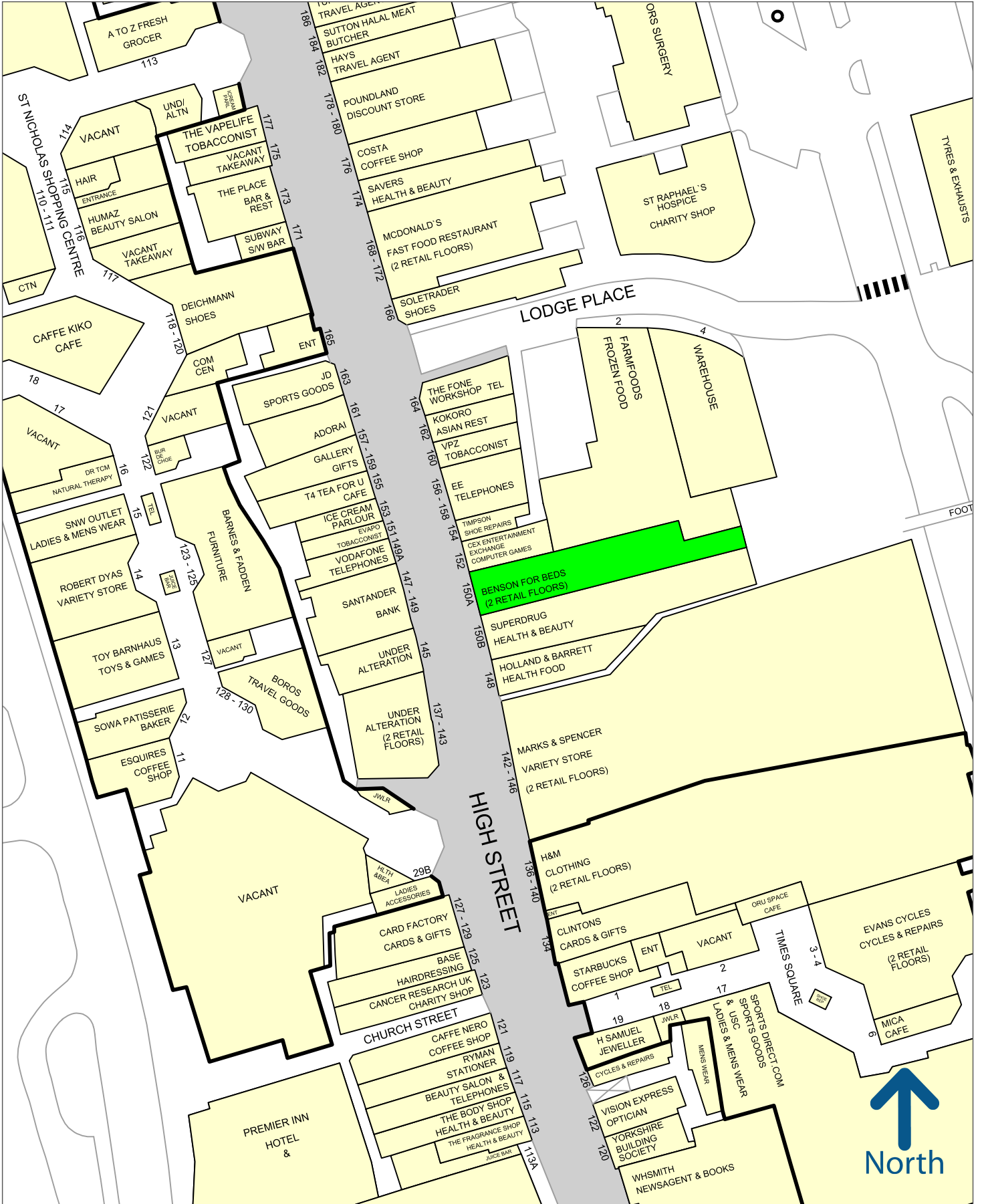
### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Mike Willoughby**      **07810 480291**  
[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)



50 metres

Experian Goad Plan Created: 16/10/2024  
Created By: Green and Partners