

Lock Up shop TO LET

- Ground floor Only
- New Lease
- Rent - £11,000 pax
- Size 18.52 m2 / 200 sq. ft
- Town Centre
- Busy Position
- Good Footfall



7 Marshall Road, Sutton SM1 4DY

Location: Situated close to the junction of the High Street, in a prominent Town Centre location adjacent to **Lidl**, opposite **Asda** and the pedestrianised section of the High Street.

Description: Ground floor lock-up shop with WC facilities.

Approximate Size

Ground floor	18.52 m2	199.35 sq. ft.
WC		

Term: A new lease is available with flexible terms to be agreed

Asking Rent: £11,000 pax

Use: Class E use

Rates (From April 2023)

Rateable Value £8,890

(Rates relief up to £0 may be applicable, interested parties are advised to verify this with Sutton Council)

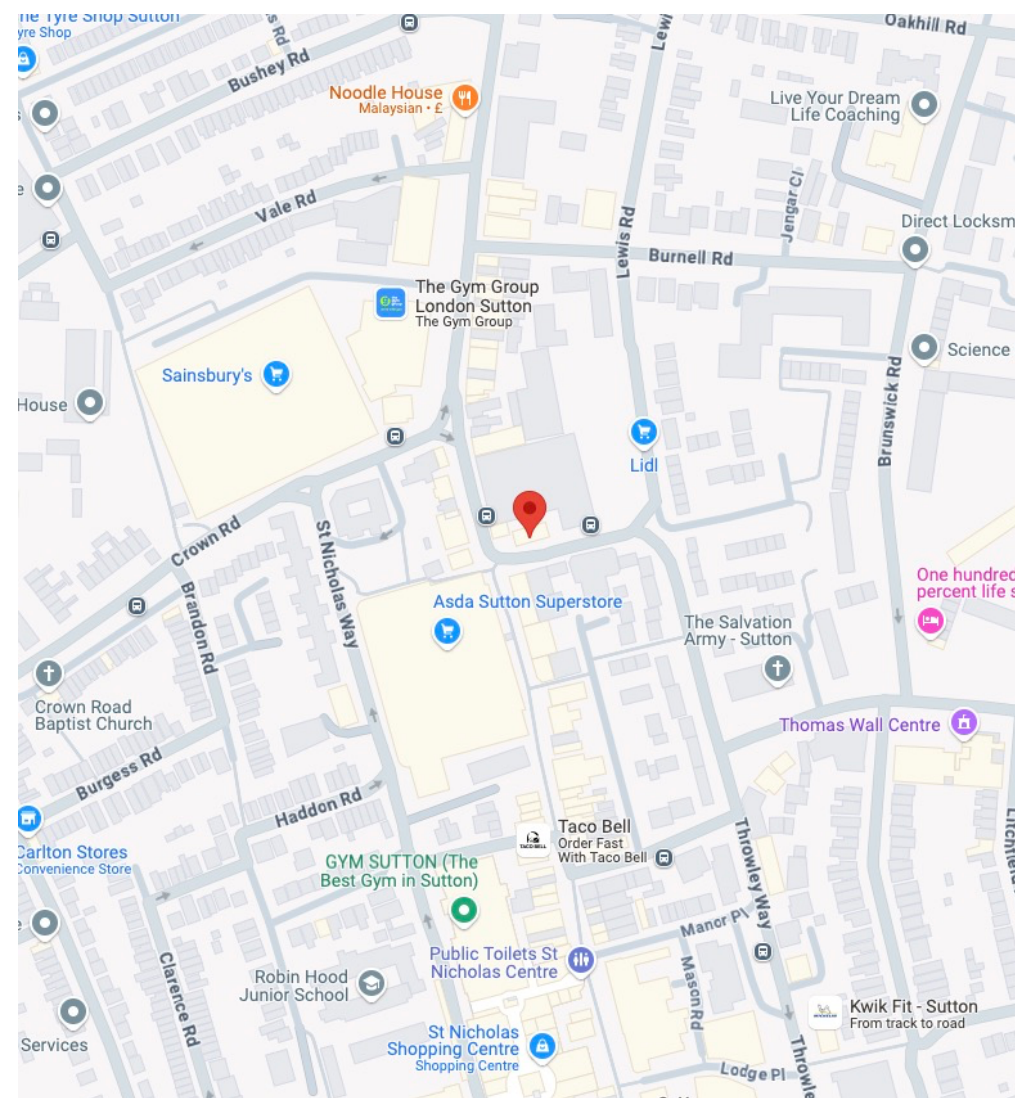
Legal Costs: Ongoing tenant to pay the landlord’s legal fees of £1500 + VAT

Reference & Credit Admin Fee: A charge of £300 + VAT payable for taking up references on behalf of proposed tenants,

Viewing strictly by appointment via sole agent

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