

To Let

Unit 1.13 St Nicholas Way, Sutton, SM1 1AX

For further information
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Location

The subject property is situated in Sutton; the principle town of the LB of Sutton, which itself is a metropolitan centre of London. The town is situated 10.7 miles, south-west of Central London, 8.5 miles north-east of Leatherhead and 4.7 miles west of Croydon. Sutton station is the town's major train station, providing a frequent and direct service to Central London stations including London Victoria, London Bridge, Blackfriars and City Thameslink.

The subject property is within the entrance to the St Nicholas Shopping Centre, which is one of the two covered shopping centres in Sutton, and fronts the pedestrianised High Street. Nearby retailers include, Bonmarche, Greggs, Thomas Cook and Costa Coffee.

Tenure

Leasehold

Description

The property comprises the following approximate areas measured on a Net Internal basis:

Ground floor:	196.95 sq m	2,120 sq ft
Basement:	94.20 sq m	1,014 sq ft
First Floor:	133.36 sq m	1,435 sq ft
Total:	424.51 sq m	4,569 sq ft

Rent

£72,500 pax

Lease

Assignment of the lease due to expire 26/07/2020. The lease is contracted inside the 1954 Landlord and Tenant Act. Alternatively a sub-lease is available.

Business rates

We understand that the property is assessed as follows:

Rateable value: £59,000

UBR (2019/20): £0.504

Rates Payable: £29,736 pa

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

EPC

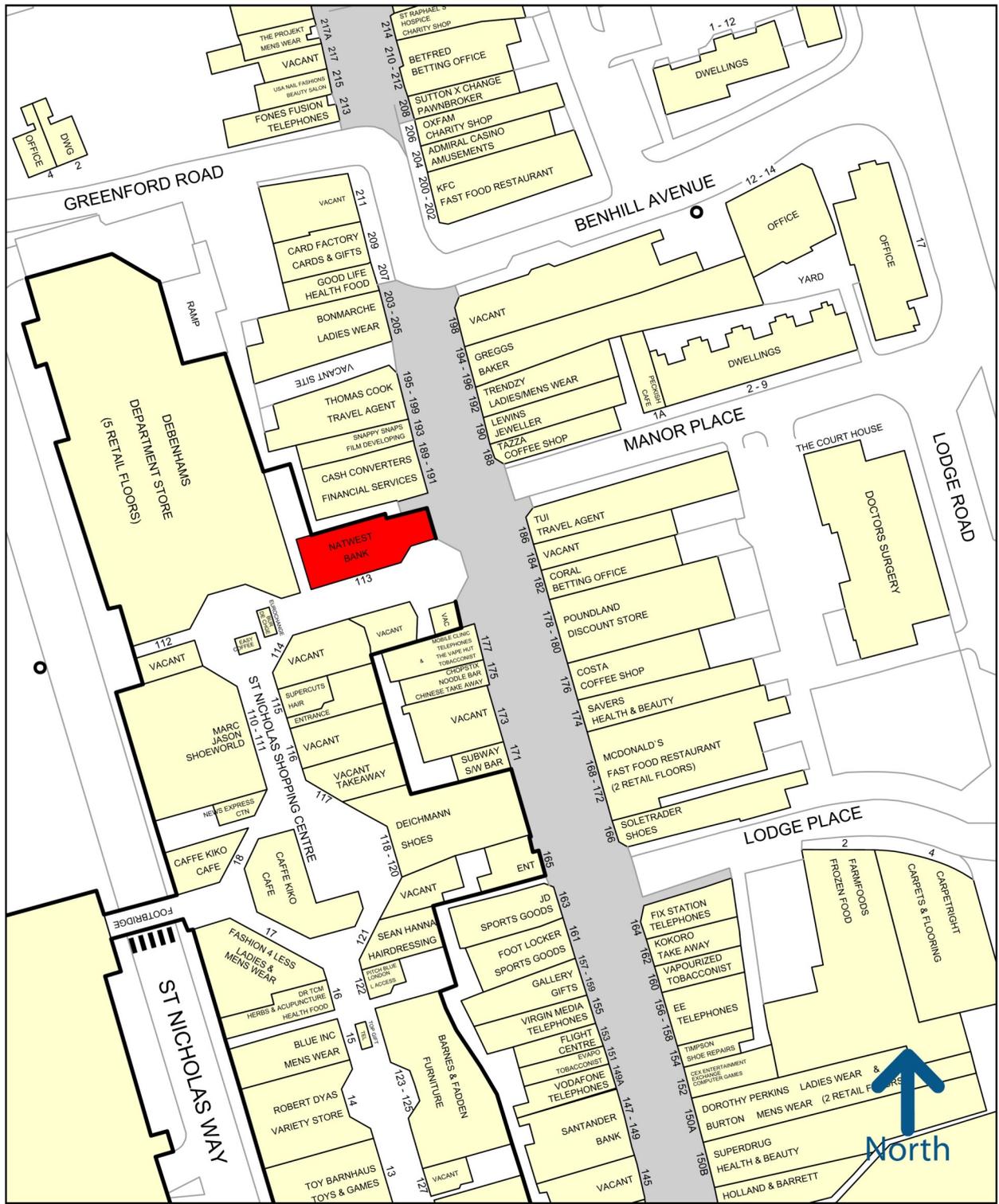
The property has an EPC rating of D. A certificate can be made available upon request.

VAT

VAT if applicable will be charged at the standard rate.

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