

COMMERCIAL PROPERTY

HIGH STREET SHOP

TO LET

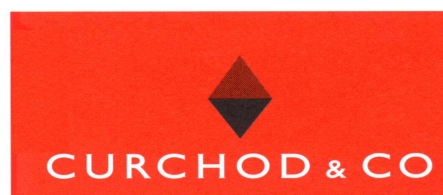
1,178 sq ft (109.48 sq m) RETAIL AREA



**252 HIGH STREET, SUTTON, SURREY,
SM1 1PA**

Telephone: 01932 823614 Fax: 01932854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

<p>Location:</p> <p>The premises are situated in a good trading location at the North end of the pedestrianised High Street opposite Asda and round the corner from Mataland. Other local occupiers include Argos, Holland and Barrett, KFC, Greggs, The Grapes Wetherspoons etc.</p>	<p>Terms: (subject to contract)</p> <p>The premises are available by way of a new full repairing and insuring lease for a term to be agreed. The lease will be contracted out of the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954. (Part II) as amended.</p>												
<p>Description:</p> <p>The property provides a large shop unit with a retail area that is approximately 19 metre's deep. The premises benefit from kitchen, WC and storage facilities to the rear with access out to a yard area for loading/unloading and parking. The shop has consent for any use within class A1 of The Town and Country Planning (Use Classes) Order 1987.</p>	<p>Rent:</p> <p>£30,000 per annum exclusive.</p> <p>Legal Costs/VAT:</p> <p>Each party to be responsible for their own legal costs incurred in this transaction. VAT may be charged at the prevailing rate.</p> <p>Business Rates:</p> <p>Rateable Value: £22,250 Rates Payable: £10,791.25 p.a. UBR = 48.5p in the £ (2009/2010)</p>												
<p>Accommodation:</p> <p>The property has been measured on the basis of net internal areas and the approximate areas are as follows:-</p> <table border="1" data-bbox="87 1456 742 1803"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Retail Area</td> <td>1,178</td> <td>109.48</td> </tr> <tr> <td>Ancillary</td> <td>197</td> <td>18.32</td> </tr> <tr> <td>Total</td> <td>1,375</td> <td>127.80</td> </tr> </tbody> </table>		sq ft	sq m	Retail Area	1,178	109.48	Ancillary	197	18.32	Total	1,375	127.80	<p>Viewing & Further Information:</p> <p>Strictly by appointment through sole agents.</p> <div data-bbox="847 1368 1398 1727" style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> <p>www.curchodandco.com</p> </div> <p>ioswin@curchodandco.com dgawne@curchodandco.com newsam@curchodandco.com</p>
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