

COMMERCIAL PROPERTY

PROMINENT CORNER HIGH STREET SHOP

TO LET

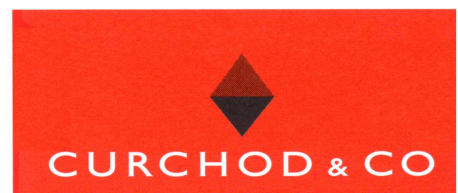
550 sq ft (51.86 sq m) RETAIL AREA



**254 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

Location:	Terms: (subject to contract)															
The premises are situated in a good trading location on the corner of the High Street and Marshall's Road. Marshall's Road is part of the Sutton one way system and the property benefits from good prominence as the first property with a double frontage at the North end of the pedestrianised High Street directly opposite Asda.	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.															
Description:	Rent:															
The premises benefits form a double frontage on the High Street and Marshall's Road providing good prominence. The shop is arranged as retail area with rear and first floor ancillary space.	£27,000 per annum exclusive.															
Accommodation:	Legal Costs/VAT:															
The property has been measured on the basis of net internal areas and the approximate areas are as follows:-	Each party to be responsible for their own legal costs incurred in this transaction.															
<table border="1"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Retail area</td> <td>550</td> <td>51.09</td> </tr> <tr> <td>Ground Floor ancillary</td> <td>228</td> <td>21.23</td> </tr> <tr> <td>First Floor ancillary</td> <td>271</td> <td>25.19</td> </tr> <tr> <td>Total</td> <td>1,049</td> <td>97.51</td> </tr> </tbody> </table>		sq ft	sq m	Retail area	550	51.09	Ground Floor ancillary	228	21.23	First Floor ancillary	271	25.19	Total	1,049	97.51	VAT may be charged at the prevailing rate.
	sq ft	sq m														
Retail area	550	51.09														
Ground Floor ancillary	228	21.23														
First Floor ancillary	271	25.19														
Total	1,049	97.51														
Business Rates:	Viewing & Further Information:															
<p>We have been advised by the local rating authority that the premises are assessed as follows:</p> <p>Rateable Value: £20,000 Rates payable: £9,700 UBR: 48.5p in the £ (2009/2010)</p> <p>Interested parties should verify these figures with the London Borough of Sutton. 020 8770 5000</p>	<p>Strictly by appointment through sole agents.</p> <div data-bbox="826 1317 1426 1704" style="background-color: red; color: white; padding: 10px; 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>															

SUBJECT TO CONTRACT