



FITTED RESTAURANT TO LET IN SUTTON

**96-98 HIGH STREET, SUTTON,
SURREY, SM1 1LT**

SUBJECT TO VACANT POSSESSION



Location:

The subject property occupies a prominent position on the busy Sutton High Street with Sutton Station (National Rail) situated a short walking distance from the property.

Nearby multinational occupiers include Flannels, Three, Metro Bank, TK Maxx, The Works, and Waterstones amongst many others.

Accommodation:

The space is arranged over Ground Floor only and has the following approximate Net Internal Areas:

Ground floor: 3,750 sq. ft. (348.38m²)

Use:

The retail premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

OIEO £80,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

