



PRIME LARGE STORE SUTTON

92-94 HIGH STREET, SUTTON, SURREY, SM1 1LT

AVAILABLE FROM Q1 2027

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 NatWest, Pret-A-Manger, Flannels, TK Maxx, Lidl, HSBC, Waterstones, Pure Gym, Specsavers, O2 and Greggs, amongst several others.

Rent:

On Application.

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered STPP.

Accommodation:

The unit once developed will be a double fronted unit arranged over Ground Floor only and will have the following approximate Gross Internal Areas (GIA):

Ground Floor: 6,056 sq. ft. (566 m²)

The site can be let as a whole (as per the above) or split with the following GIA areas:

92 High Street (RHS): 2,500 sq. ft. (232 m²)

94 High Street (LHS): 3,500 sq. ft. (325 m²)

The site benefits from a dedicated rear service yard with provisions for parking (currently 9 spaces).

There is also potential to extend the Ground Floor to c. 8,000 sq. ft.



Lease:

The premises are available by way of a new 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:

