



PRIME UNIT TO LET SUTTON

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

Use:

The premises benefit from Class E planning consent. Alternative uses may be considered Subject To Planning Permission.

Rent:

On Application.

Accommodation:

The unit is arranged over Ground Floor only with the following approximate Gross Internal Areas:

Ground Floor: 2,500 sq. ft. (232.25 m²)

The site benefits from a dedicated rear service yard with provisions for parking.

Lease:

The premises are available by way of a new lease subject to 5 yearly upwards only rent reviews.



Rates:

The current rateable value is £56,000 with effect from 1st April 2026 ([VOA Link](#)).

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:

