

## Sutton - 192 High St – Prime Shop To Let

- 100% prime location
- Very busy pedestrianised pitch
- Suitable for A3 Use, STP

### Location

The subject premises are situated in a prime location on High St, directly adjacent to a new **Greggs** and close to the likes of **Thomas Cook, KFC, McDonald's, and Poundland.**

### Size

The property is arranged over ground floor only, with the following approximate dimensions and areas:

Internal Width	17 ft 3 ins	5.28 m
Ground Floor NIA	1,859 sq ft	172.77 sq m

### Lease

Available on a new effectively full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upward only rent reviews.

### Rent

£62,000 per annum exclusive.

### Planning

The property benefits from A1 planning permission, but other uses will be considered, subject to planning.



### Business Rates

Rateable Value £35,500

Interested parties should verify the rates payable figure with the Local Authority.

### EPC

An EPC is available on request.

Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information  
Strictly by prior arrangement only with

McKinnon Nelson, Denman House, 20 Piccadilly, London,  
W1J 0DG

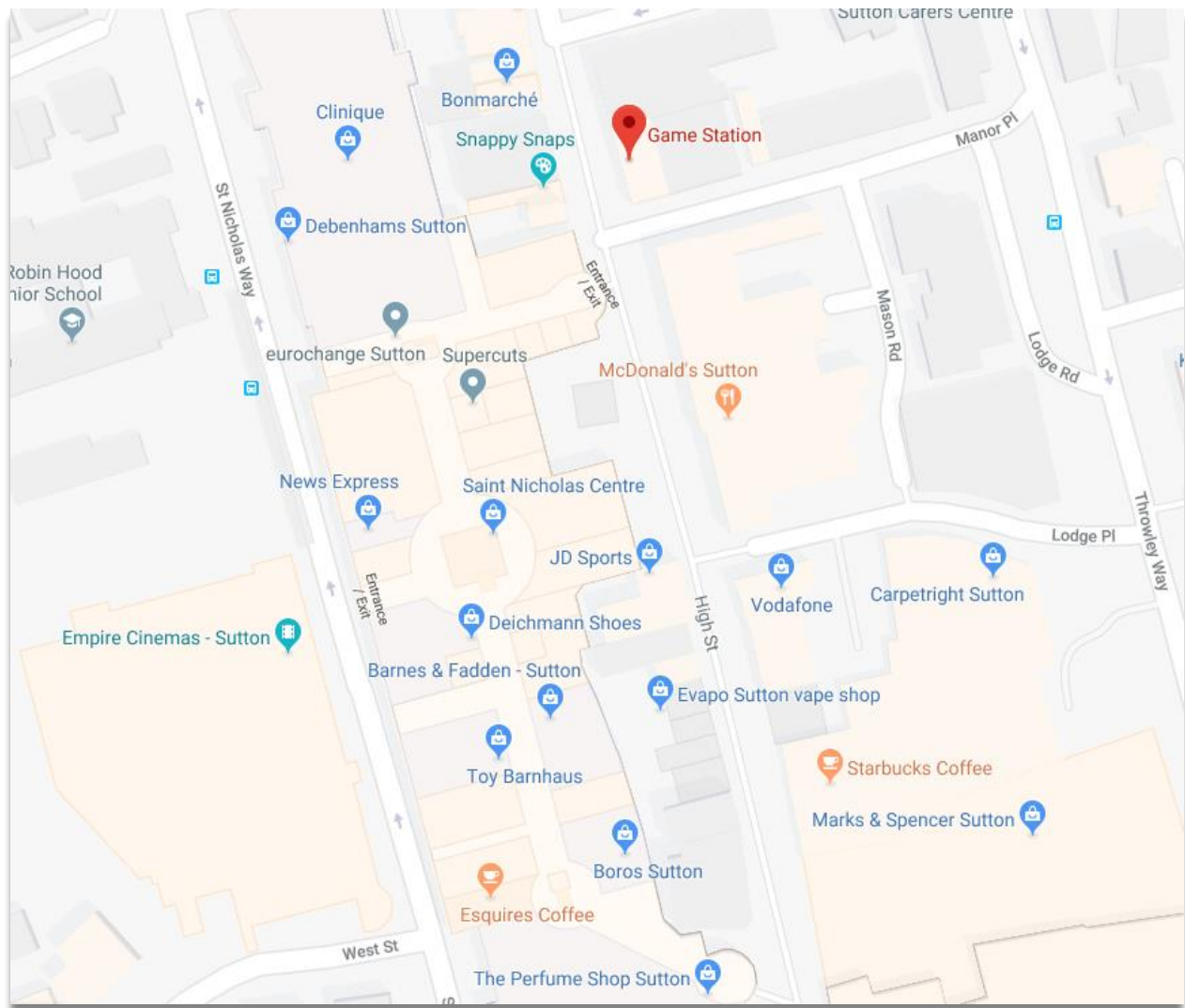
Myles McKinnon

Tel 0203 411 0007 | Mob 07920 020123  
myles@mckinnonnelson.co.uk

William Nelson

Tel 0203 411 0009 | Mob 07876 338518  
william@mckinnonnelson.co.uk

0203 432 4300



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[william@mckinnonnelson.co.uk](mailto:william@mckinnonnelson.co.uk)