



JOHNSON FELLOWS

CHARTERED SURVEYORS

SUTTON – 305/309 HIGH STREET

SM1 1AN

THE OLD GAS WORKS DEVELOPMENT INC SAINSBURYS
LARGE RETAIL / SHOWROOM / CLASS E - TO LET – MAY DIVIDE

- High visibility main road location adjoining Sainsburys, The Gym, Magnet, Costa, close to Topps Tiles and Lidl
 - Former Poundstretcher
- Ground Floor - 9,685 sq ft or divided 5,000 sq ft / 4,600 sq ft



johnsonfellows.co.uk



JOHNSON FELLOWS

CHARTERED SURVEYORS

LOCATION

Former branch of Poundstretcher in the re-development of the Old Gas Works anchored by a 90,000 sq ft **Sainsburys** store with **350 car spaces** and other occupiers including **The Gym, Costa and Magnet**.

Highly prominent main road position at the northern end of Sutton Town Centre with other occupiers including **Topps Tiles, Lidl and Dominos**.

ACCOMMODATION

Modern unit with main road frontage of 98 ft with space arranged on ground floor only with the following approximate floor areas.

Whole 900 sq m 9,685 sq ft

Alternatively – potential to divide approx as :

Unit 1 465 sq m 5,000 sq ft

Unit 2 427 sq m 4,600 sq ft

Rear servicing.

Other configurations may be possible, subject to specific requirements.

Floor plans – see overleaf.

LEASE

A new lease available on effective full repairing and insuring lease for a term by negotiation, subject to 5 yearly upward only rent review.

RENT

£160,000 per annum exclusive for entire space.
Rental figures for division of space upon application.

PLANNING

Use Class E.

RATES

The VOA website lists the current Rateable Value as £84,000.

NB. This is not the annual payable figure.

Retail and similar businesses benefit from 50% relief until 31st March 2023 for eligible occupiers.

Interested parties must make own enquiries with local authority to verify rates information and any discount.

EPC

New EPC commissioned.

VAT

All rents and prices are exclusive of any VAT that may be payable.

CONTACT

For further information, plans and inspections please contact:

Mark Tindale

Tel: 020-7462-5763

Email: mark.tindale@johnsonfellows.co.uk



johnsonfellows.co.uk



JOHNSON FELLOWS

CHARTERED SURVEYORS

