

TO LET Retail Showroom

Units 1 & 2, 14 – 16 Grove Road
Sutton SM1 1BB



Contact

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Location

The premises are prominently located on Grove Road, adjoining a Morrisons Supermarket. The surrounding area is mixed commercial and residential in character.

Sutton is a densely populated town approximately 5 miles west of Croydon, 10 miles north of Reigate, 30 miles east of Heathrow and 20 miles north of Gatwick.

Description

The property is a predominantly open plan retail unit benefitting from glazing along the front elevation. Pedestrian access is via glazed double doors.

Previously a furniture showroom the unit provides open plan retail space finished to a good standard with plastered and painted walls, carpeted floors and spot lights.

The unit also benefits from having two functioning toilets on site and plenty of storage space.

Tenure

The property is available by way of a new lease for a term of years to be agreed.

Quoting rent £90,000 per annum.

Service charge if applicable.

Energy Performance Certificate

Rating B

VAT

All figures quoted are exclusive of Value Added Tax.

Viewing

Strictly by appointment through the sole agent, Rapleys.

Business Rates

We are advised that the rateable Value for the property is £120,000

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any rates relief that may be available. Further information is also available at www.gov.uk/calculate-your-business-rates

Prominent retail unit

Adjoining large Morrisons Supermarket

Glazed elevations to Grove Road

Nearby occupiers include Morrisons, Zizzi, Pizza Express and Nandos



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit 1		
Ground floor	144.93	1,559
Unit 2		
Ground floor	372.49	4,008
Storage	22.13	238
Total	539.55	5,805

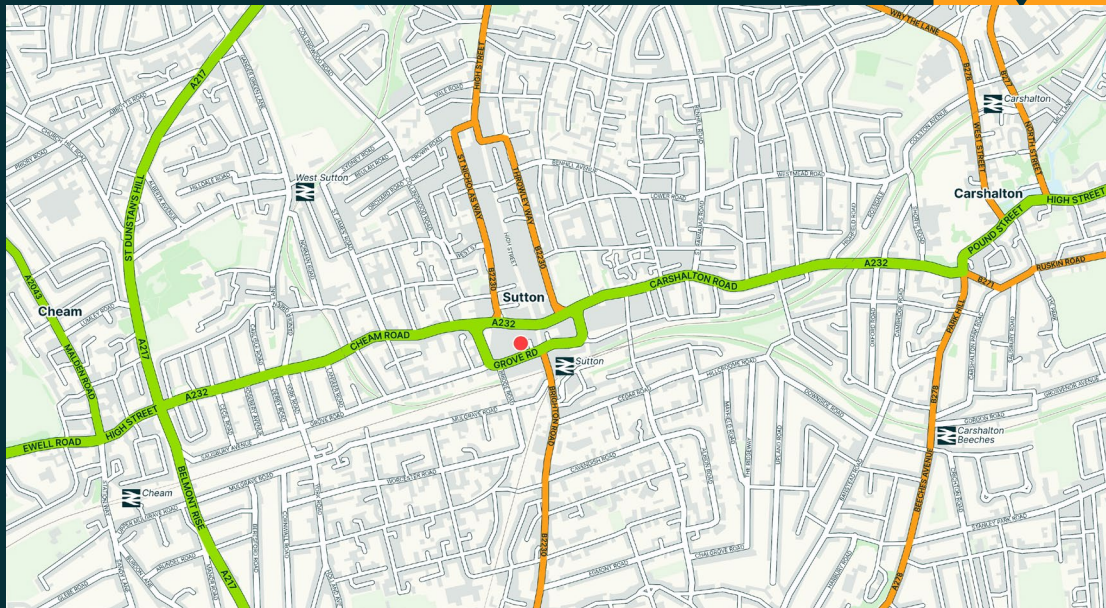
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Dimensions

42m width

13.5m depth





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