



Unit 41, Times Square Shopping Centre

High Street, Sutton, SM1 1LF

Prime E Class Opportunity To Let

989 sq ft
(91.88 sq m)

- Located on the 1st floor of Times Square Shopping Centre
- New lease available
- New term to be agreed
- Close to Pure Gym, Sports Direct, USC & Evans Cycles

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Summary

Available Size	989 sq ft
Rent	£25,000 per annum
Rates Payable	£7,609.75 per annum Interested parties are advised to make their own enquiries with the local authority.
Rateable Value	£15,250
Service Charge	Available upon application.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Times Square Shopping Centre occupies a prime position on the eastern side of Sutton High Street.

Sutton is a densely populated town in the London Borough of Sutton, with a densely populated residential area and a thriving retail and commercial centre. The town is situated c.12 miles south-west of central London and c. 5 miles west of Croydon.

Description

The unit occupies a prominent position on the first floor of the recently refurbished Times Square Shopping Centre. Nearby occupiers within the centre include a brand new Sports Direct / USC, Evans Cycles, Flannels, Starbucks, TK Maxx, H&M, H Samuel, Pure Gym & Game/Belong.

Sutton Council and Oru Space have recently completed transforming the upper floors of the old BHS store next door into a space for co-working, including 500 desk spaces, 40 private offices, new leisure units & two wellbeing studios. The proposed main entrance will be through Times Square Shopping Centre on the ground floor.

Accommodation

The accommodation comprises the following areas:

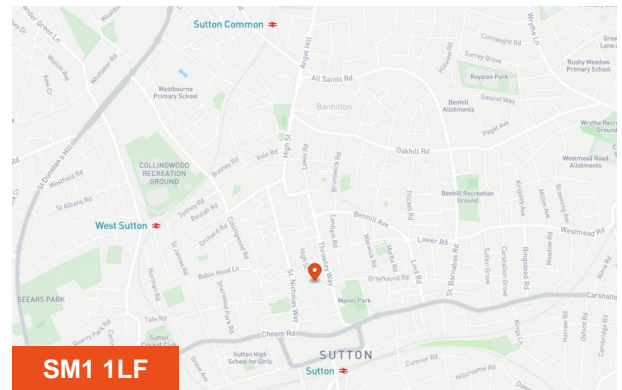
Name	sq ft	sq m	Availability
Unit	989	91.88	Available
Total	989	91.88	

Terms

A new effective full repairing and insuring lease for a term to be agreed.

Planning

The property is classified 'Use Class E' under the Planning Use Class Order 2020.



Viewing & Further Information

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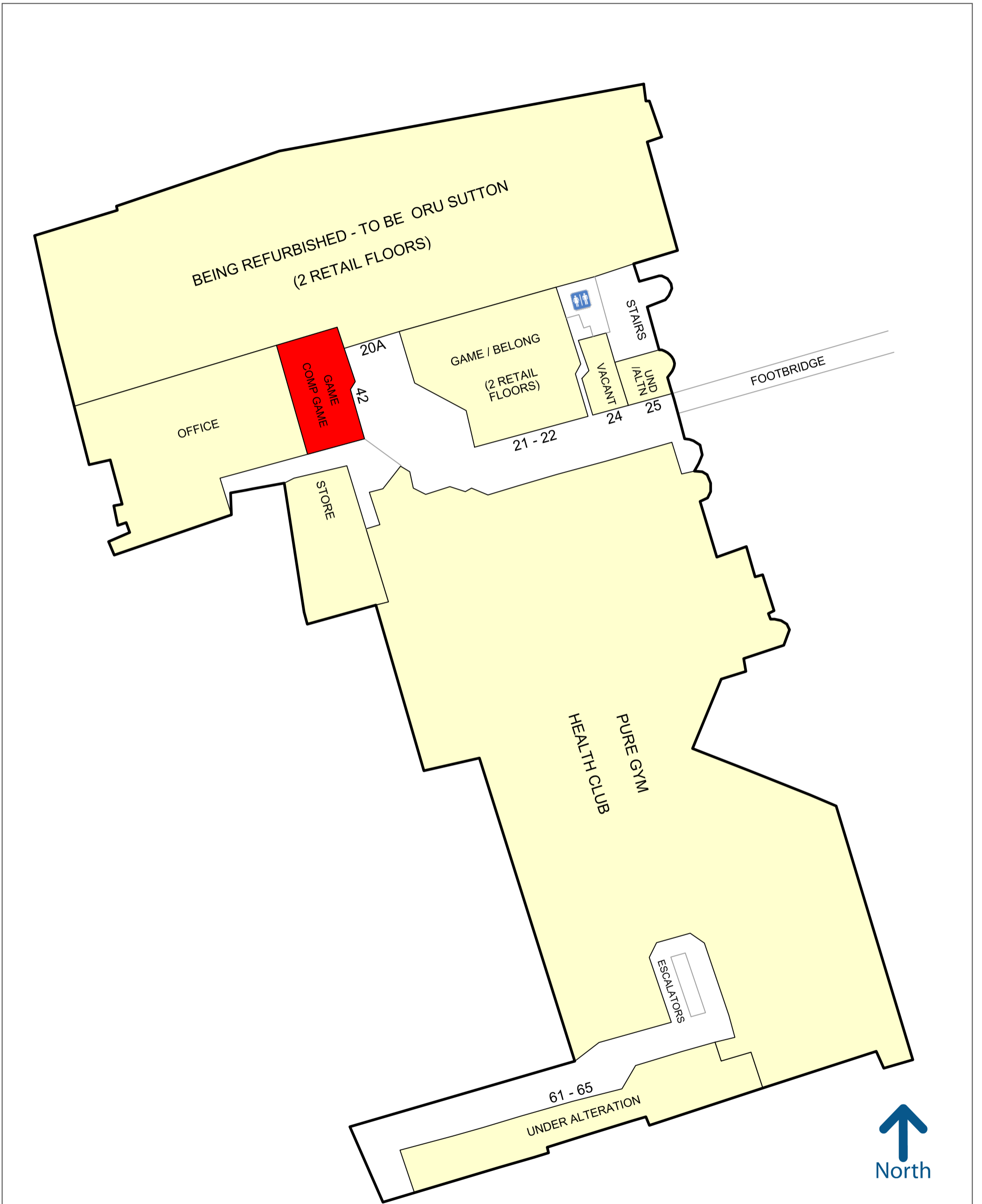
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25 metres

Experian Goad Plan Created: 19/09/2022

