

# **TO LET**



# 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

## Unit 41, Times Square Shopping Centre, High Street, Sutton, SM1 1LF

#### 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:

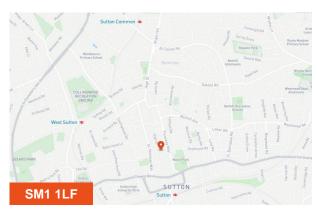
Name	sq ft	sq m	Availability
Unit	989	91.88	Available
Total	989	91.88	

### Terms

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

#### Planning

The property is classified 'Use Class  $\mathsf{E}'$  under the Planning Use Class Order 2020.







## Viewing & Further Information

#### Jonathan Moore

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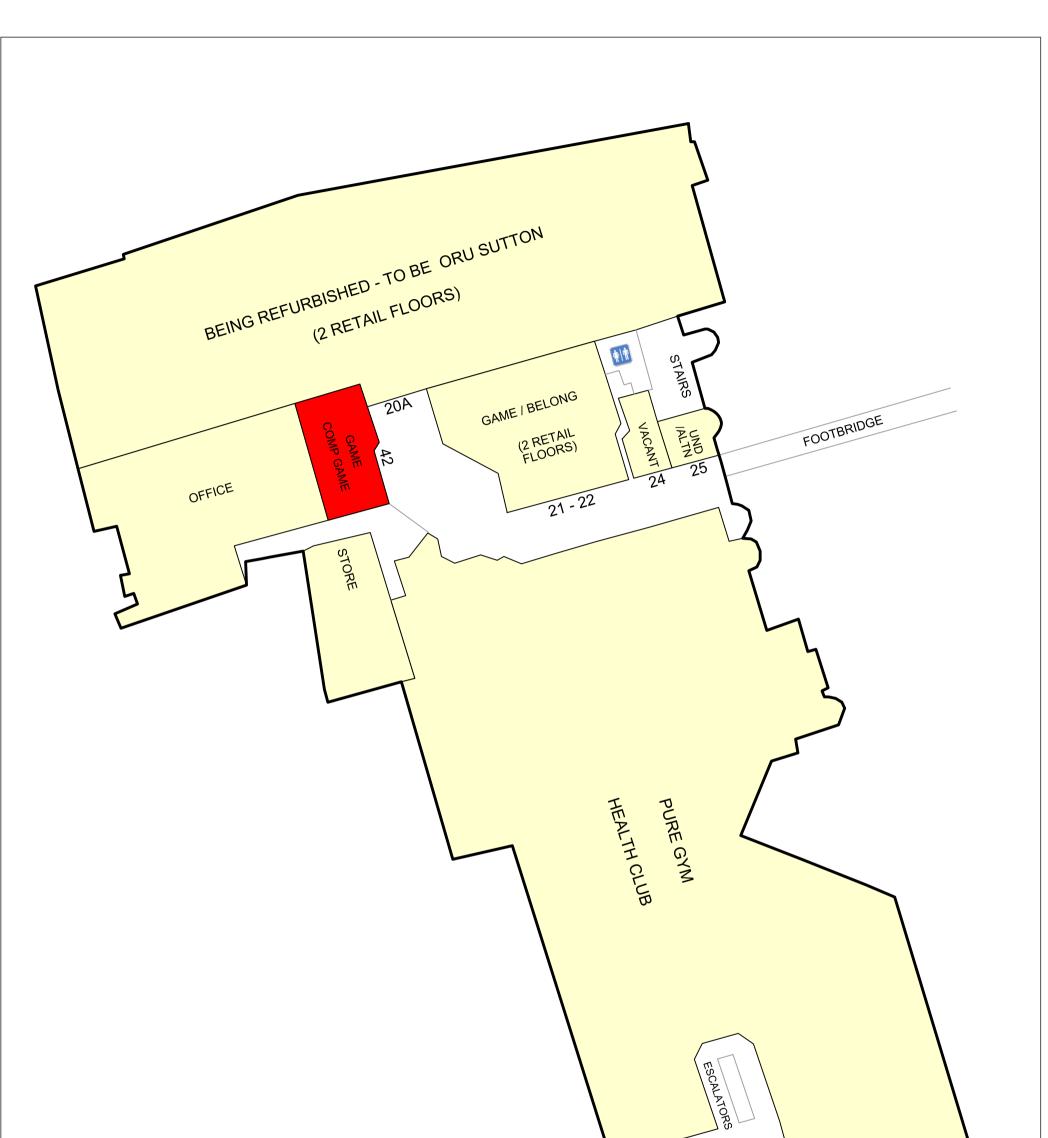
### George lves

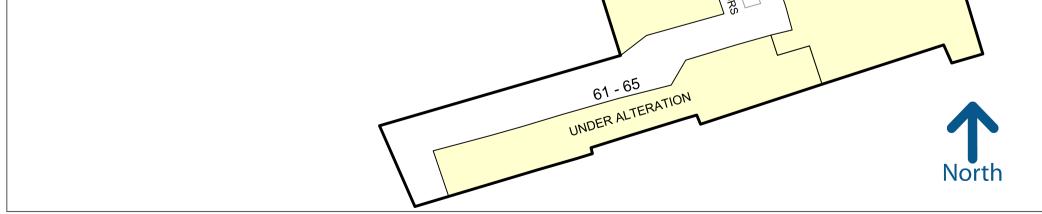
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25 metres



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