



**James ashley**  
**commercial**  
property consultants

219-227 High Street | Sutton | Surrey | SM1 1LB  
**PROPOSED COMMERCIAL UNITS TO LET**

# 219-227 High Street | Sutton | Surrey | SM1 1LB | PRE-LETS AVAILABLE NOW

- ground floor
- 'e' use class
- 66.42 m<sup>2</sup> - 381.82 m<sup>2</sup> (715 ft<sup>2</sup> - 4,110 ft<sup>2</sup>) approx.
- units can be combined
- rents: from £30,000 - £75,000 per annum
- available from q3 '25

## DESCRIPTION

Proposed new commercial units forming part of an existing parade, arranged over the ground floor, with a good floor to ceiling height and wide frontage providing natural light. Offered in a shell condition with services capped off, ready for tenants fit out and potential for outside seating.

We understand the premises have 'E' Use Class. Alternative uses will be considered - Subject to planning.

## LOCATION

Situated in a prime position on the pedestrian part of the High Street, next door to Asda Superstore and close to Greenford Road.

Neighbouring occupiers include, Starbucks, Chopstix, Dominos, Zizzi, Burger King, McDonalds, Costa, GDK, Caffe Nero, Nandos, Subway, Pizza Express, Taco Bell, Kokoro, Greggs and KFC.

Sutton mainline railway station is within walking distance, providing services into London Bridge, London Victoria, Horsham, Epsom, St Albans and Bedford.

## ACCOMMODATION

|        |                       |                       |                   |
|--------|-----------------------|-----------------------|-------------------|
| Unit 1 | 171.40 m <sup>2</sup> | 1,845 ft <sup>2</sup> | £75,000 per annum |
| Unit 2 | 66.42 m <sup>2</sup>  | 715 ft <sup>2</sup>   | £30,000 per annum |
| Unit 3 | 143.99 m <sup>2</sup> | 1,550 ft <sup>2</sup> | £60,000 per annum |

NB: The proposed new units can be combined, if required.

## TENURE

New Full Repairing and Insuring lease(s) are offered, on terms to be agreed. Available from Q3 in 2025. We are able to agree 'pre-lets' now with interested parties (only existing businesses will be considered), in order to secure the units and have an input in the design/configuration.

## BUSINESS RATES

The rateable value needs to be re-assessed. Please contact Sutton Council on 0208 770 5000 to confirm what amount might be payable per annum.

## FURTHER INFORMATION

Contact the Landlords retained sole letting agents:

**James Stefanopoulos or Ashley Brudenell**



✉ [info@james-ashley.co.uk](mailto:info@james-ashley.co.uk)

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