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TO LET

**RETAIL – 1,903 SQ FT (176.83SQ M)
50-51 THE MARKET, ROSEHILL, SUTTON SM1 3HE**

DESCRIPTION

The property comprises a large open plan ground floor sales area, suitable for a variety of uses (STNC), with additional storage area, W/C and kitchen facilities to the rear. The property is situated on a busy parade with on-street parking immediately outside.

LOCATION

The premises is located on Rosehill just to the North of Sutton Town Centre and is situated in a mid-terrace position on a busy commercial parade of retail premises comprising a variety of occupiers including KFC, HT Pawnbrokers, Fireaway Pizza, MPS Pharmacy, Laundrette and a range of takeaways. St Helier Hospital and Lidl are located nearby.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
TOTAL	1,903	176.83

AMENITIES / OPPORTUNITY

- Large ground floor sales area
- Nearby occupiers include KFC, HT Pawnbrokers, Fireaway Pizza and Lidl
- Suitable for a variety of uses (STNC)

RENT

£30,000 per annum.

RATES

The current Rateable Value of the property is £19,250.

VAT

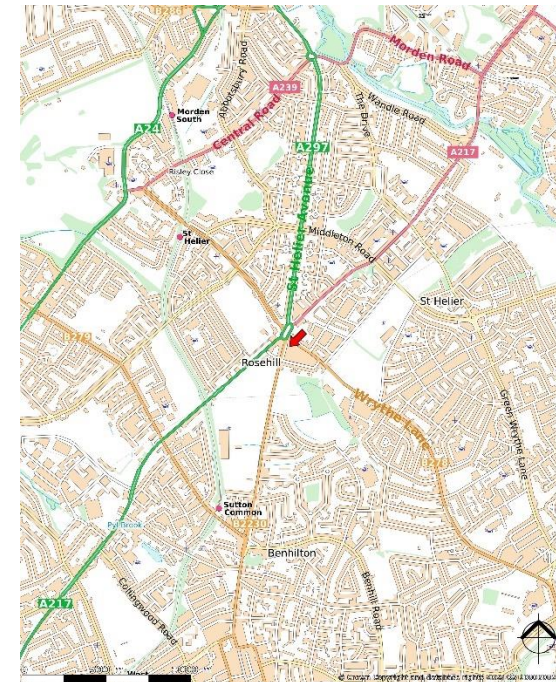
VAT is not charged.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of E.



VIEWINGS – 020 8662 2700

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