

PROMINENT HIGH STREET CORNER E-CLASS UNIT TO LET 50M FROM SUTTON STATION



FORMER COCK & BULL PH, 26 HIGH STREET, SUTTON, SM1 1HF

(Historic photo, red line shown is for indicative purposes)

- Occupies a prominent town centre High Street pitch, approx. 50m north of Sutton station
- Approximate total gross internal area of 362 sq m (3,896 sq ft)
- Inviting offers from:- retailers, convenience stores operators, coffee shops, children's daycare nursery, medical/dental/aesthetic clinics, gyms and professional services

STREET VIEW

NIL PREMIUM - GROUND FLOOR AND BASEMENT TO LET
RENTAL OFFERS INVITED (ALL TERMS TO BE NEGOTIATED)
SUBJECT TO CONTRACT sole letting rights

LonL547

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Location

The property lies within an area administered by the London Borough of Sutton approximately 17 kilometres (10 ½ miles) south west of central London (Charing Cross). It fronts Sutton's busy town centre gyratory system where the High Street intersects with Sutton Court Road (A232) in a mixed retail, commercial and medium to high rise residential location. Nearby branded leisure operators include Nando's, Zizzi and Pizza Express in the blocks immediately opposite the pub, together with the entrance to Morrisons supermarket.

Sutton railway station (Southern and Thameslink services) lies circa 50m to the south which provides frequent and direct services into London Victoria with the fastest journey time of just over 30 minutes.

A location plan is attached.

Description

A substantial end of terrace corner building which was once used as a bank and benefits from a triple aspect to Bank Mews at the rear. The internal configuration of the pub is as follows:-

Ground floor Largely open plan space with excellent floor to ceiling height and natural daylight, disabled customer wc.

Basement Used for storage purposes.

We have been advised that the approximate gross internal areas are as follows:-

Ground 269 sq m (2,894 sq ft)

Basement 93 sq m (1,002 sq ft)

Total 362 sq m (3,896 sq ft)

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Planning

From informal enquiries with the London Borough of Sutton, we have established that the property is Grade II listed and lies within the 'Sutton Town Conservation Area'.

Rating Assessment

The property is currently listed as a public house and premises and has a rateable value of £40,800. The property will need to be re-assessed for business rates purposes when the unit has re-opened.

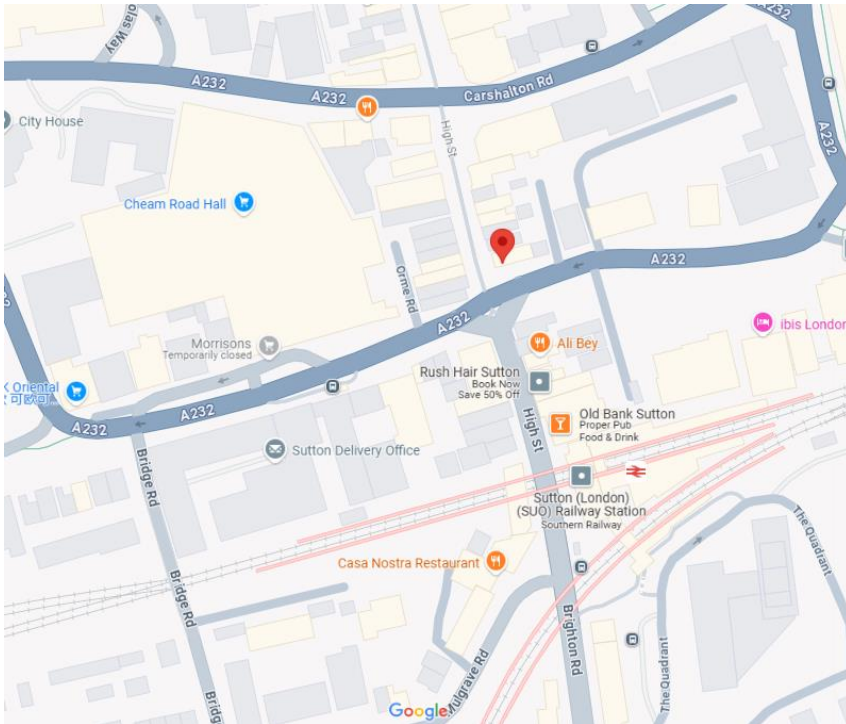
Basis of Letting

The ground floor and basement are available to let on a lease, all terms to be negotiated (VAT will be payable in addition to the rent).

Viewing and Further Information

The site is currently closed. Prospective tenants are requested to undertake external viewings in the first instance. For further information or to organise an inspection please contact Panayiotis Themistocli on either tel: 07973 856 232 or email: panayiotis.themistocli@agg.uk.com.

Location Plan



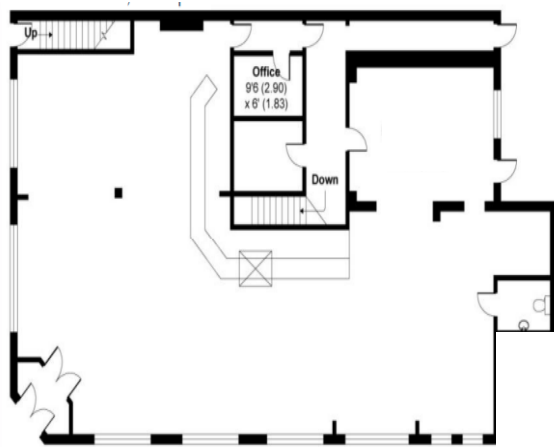
Source: Google Maps. Not to scale - Provided for indicative purposes

Site plan

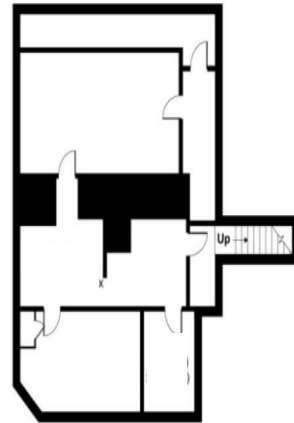


Not to scale - Provided for indicative purposes only.

Floor Plans



Ground floor

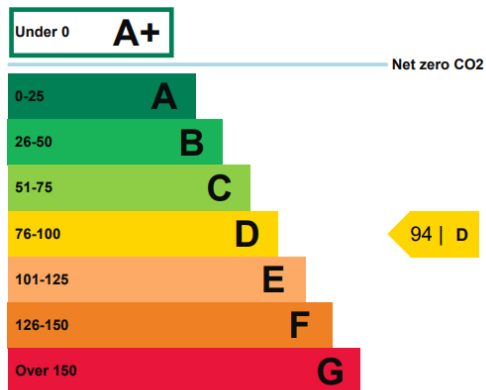


Basement

NB: Not to scale - Provided for indicative purposes only.

EPC

A The property has an EPC rating of 'D – 94', extract below.



Properties are given a rating from A+ (most efficient) to G (least efficient).