

Prime shop to let.

Sutton, Unit 2.08 St Nicholas.

SM1 1AX.



Debenhams, Primark & Next.

63 shops.

750 space shopper car park.

Contact.

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Location.

St Nicholas Shopping Centre is the main retail destination within Sutton, providing approximately 370,000 sq ft of retail accommodation, with 63 shops and a 750 space car park.

The unit is located adjacent to the entrance from the shopper car park, **New Look** and opposite **Next** with other nearby retailers including **Ann Summers** and **Mothercare**.

Accommodation.

Net internal floor areas:-

Ground Floor	54.01 sq m	582 sq ft
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Rent.

£25,000pax.

Business Rates.

Rateable Value £23,250

UBR (2020/21) 49.9p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 020 8770 5000.

Lease Terms.

A new lease for a term to be agreed, subject to 5 yearly upward only reviews.

Service Charge.

The service charge budget for this financial year is estimated at £5,207.

Energy Performance Certificate.

Band D. Report available on request.

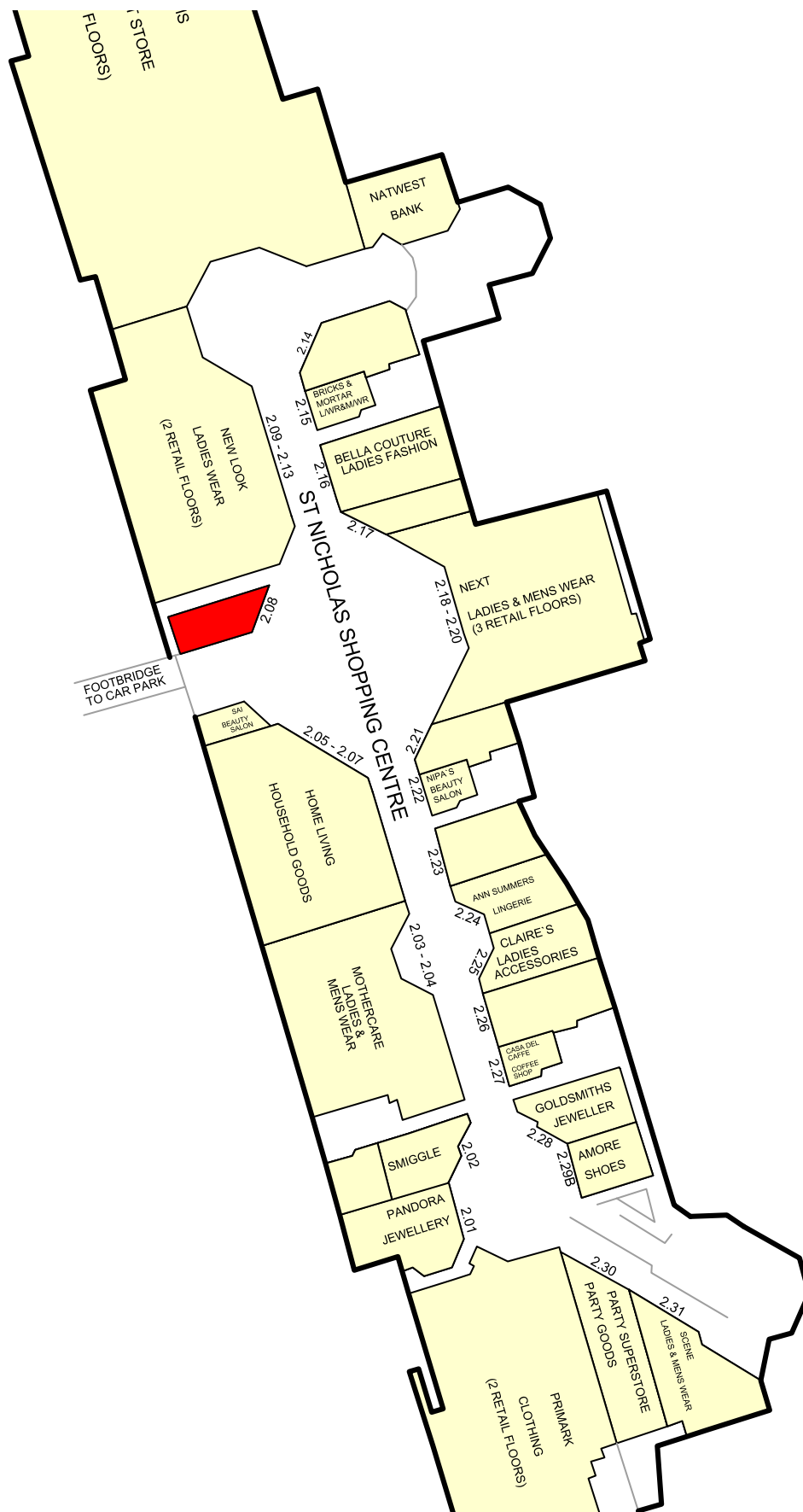
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

April 2020

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