

ST NICHOLAS

Shopping in Sutton



Unit 2.24 to let



next

PANDORA

PRIMARK®

NEW LOOK

LOCATION

St Nicholas Shopping Centre is the main retail destination within Sutton, providing approximately 370,000 sq ft of retail accommodation.

The centre is anchored by **Primark** with other key retailers including **Next**, **New Look**, **Deichmann**, **Pandora** and **Empire Cinema**.

ACCOMMODATION

Approximate net internal areas:

Ground Floor	89.47 m ²	963 sq ft
First Floor Ancillary	41.34 m ²	445 sq ft

RENT

£2,000 pcm inclusive of service charge, insurance, exclusive of business rates and VAT.

BUSINESS RATES

Rateable Value £27,500

UBR (2024/25) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 020 8770 5000.

LEASE TERMS

Short term lease available.

ENERGY PERFORMANCE CERTIFICATE

Band E. Report available on request.

LEGAL COSTS

Each party to be responsible for their own costs.

POSTCODE

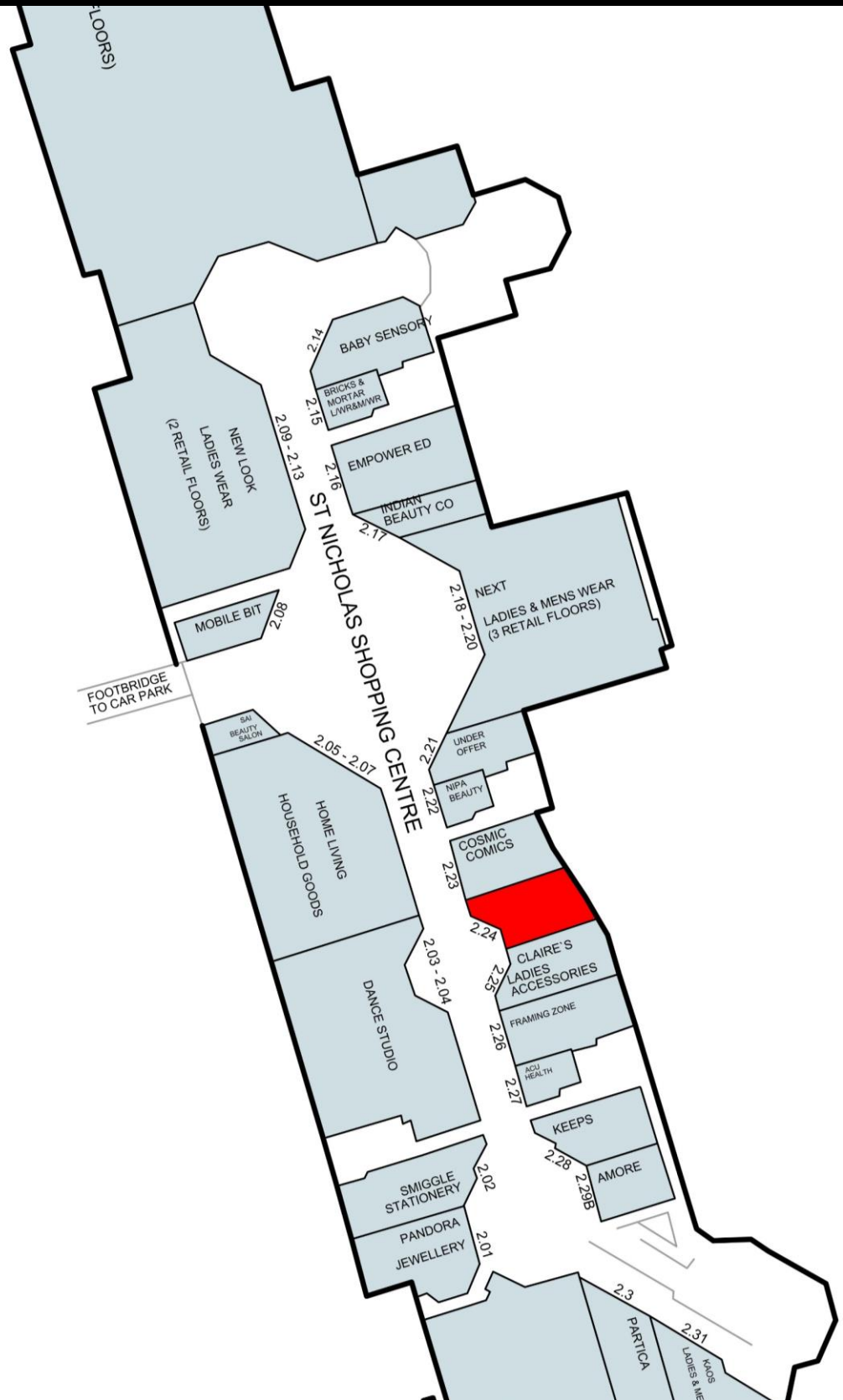
SM1 1AY

Subject to Contract – March 2024



ST NICHOLAS

Shopping in Sutton



Misrepresentation Act

GCW for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatsoever in relation to this property. March 2024.

GCW.

Philippe Micheal

020 7647 4815

philippe.micheal@gcw.co.uk

Phil Fishwick:

020 7647 4819

phil.fishwick@gcw.co.uk