



## Unit 3

Sutton Point, Sutton, SM1 4FX

### Retail / Leisure Opportunity To Let

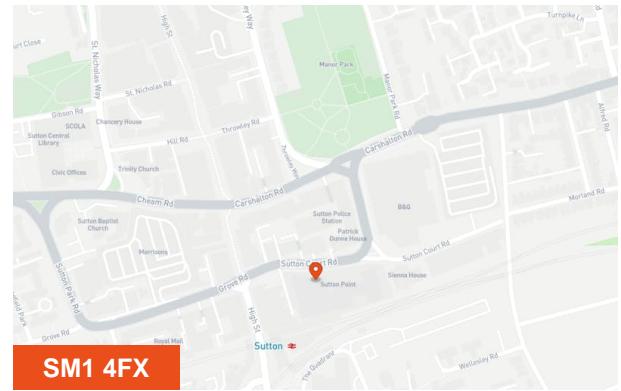
**2,540 sq ft**  
(235.97 sq m)

- Double height frontage, visible from Sutton Court Road
- Located in the heart of Sutton, close to Sutton Train Station
- Adjacent to planned St George development for 1,000 new homes at the Former B&Q store on Sutton Court Road

# Unit 3, Sutton Point, Sutton, SM1 4FX

## Summary

Available Size	2,540 sq ft
Rent	£55,000 per annum
Business Rates	The rates are yet to be assessed
Service Charge	TBC
Car Parking	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)



## Location

Sutton Point is situated on Sutton Court Road, close to Sutton High Street. The unit benefits from good visibility from Sutton Court Road and easy access. It has excellent transport links located just minutes from Sutton Station, with direct connections to London Victoria in under 30 minutes. Sutton is a densely populated town with a large residential area and a thriving retail and commercial centre.

There is significant ongoing residential and commercial development activity nearby, including the former B&Q site adjacent to Sutton Point, which will deliver c. 1,000 new homes, and the St Nicholas Centre redevelopment, which will deliver c. 740 new homes, new Civic Offices, and new retail and leisure space on the ground floor.



## Description

Ground floor retail unit with modern, glazed double-height frontage. The unit is suitable for a variety of commercial uses including retail, leisure, medical, health & beauty & wellness uses.

The retail unit is situated on the ground floor of Sutton Point. Sutton point is a mixed-use scheme that includes two build-to-rent towers with over 300 build to rent homes, a well occupied Ibis and Adagio hotel, with 158 rooms, two office floors, and four retail units.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground - Unit 3	2,540	235.97	Available
<b>Total</b>	<b>2,540</b>	<b>235.97</b>	

## Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

## Terms

Available on a new lease direct from the landlord.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## Viewing & Further Information

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