



Unit 2 Times Square Shopping Centre

Sutton, SM1 1LF

Prime E Class Opportunity To Let

1,146 to 1,788 sq ft

(106.47 to 166.11 sq m)

- Prominent corner location
- Within Times Square Shopping Centre
- New lease available
- New term to be agreed
- Nearby occupiers include Sports Direct, USC, Starbucks, Game & Puregym

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Summary

Available Size	1,146 to 1,788 sq ft
Rent	£30,000 per annum
Rates Payable	£18,837.25 per annum
Rateable Value	£37,750
Service Charge	Available upon application
EPC Rating	Upon enquiry

Location

Times Square Shopping Centre occupies a prime position on the eastern side of Sutton High Street.

Sutton is a densely populated town in the London Borough of Sutton, with a densely populated residential area and a thriving retail and commercial centre. The town is situated c.12 miles south-west of central London and c. 5 miles west of Croydon.

Description

The unit occupies a prominent position within the recently refurbished Times Square Shopping Centre. Occupiers within the centre include Sports Direct, USC, Flannels, Starbucks, TK Maxx, H&M, H Samuel, Pure Gym & Game.

Sutton Council and Oru Space have recently completed transforming the upper floors of the old BHS store next door into a space for co-working, including 500 desk spaces, 40 private offices, new leisure units & two well-being studios. The proposed main entrance will be through Times Square Shopping Centre on the ground floor, adjacent to Unit 2.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor Unit 2	1,146	106.47	Available
1st - First Floor Storage	642	59.64	Available
Total	1,788	166.11	

Terms

A new effective full repairing and insuring lease for a term to be agreed.

Planning

The property is classified 'Use Class E' under the Planning Use Class Order 2020.

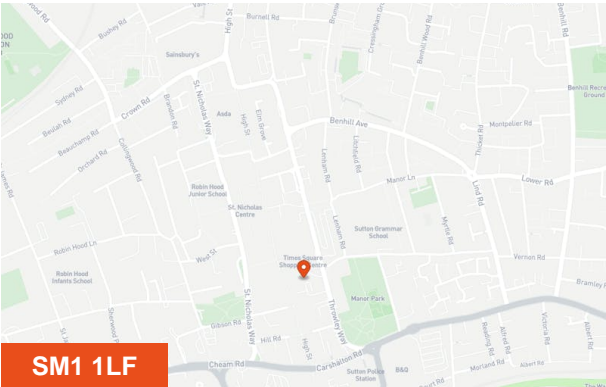
Rates

Rateable value: £37,750

UBR (2022/2023): 0.499p

Rates Payable: £18,800

Please verify the actual rates payable with the local authority.



Viewing & Further Information

Jonathan Moore

07999041713

jonathan.moore@htc.uk.com

George Ives

020 7491 7323 | 07442 424 528

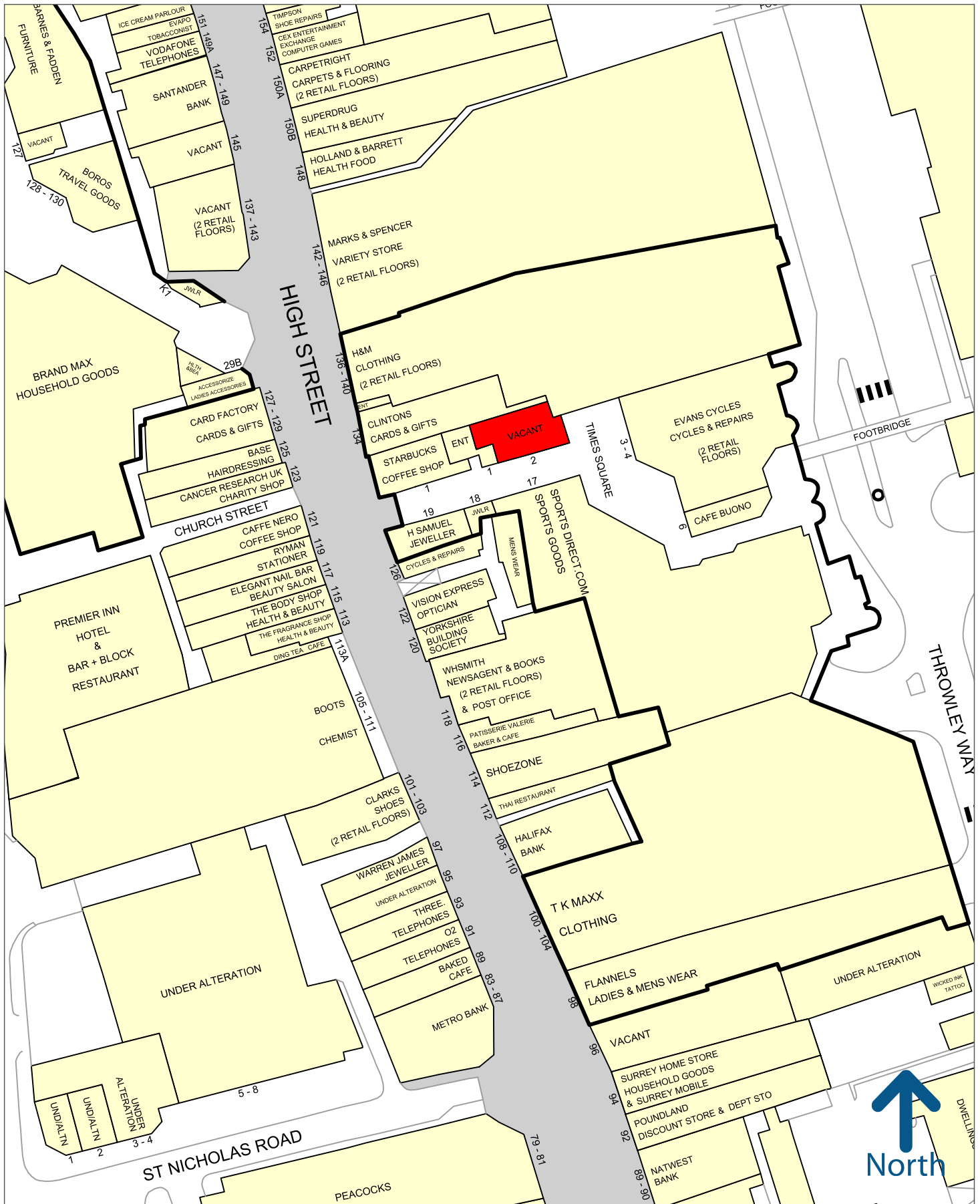
george.ives@htc.uk.com

Heather Bajade (McMullen RE)

07708 899 128

Mark Crookes (McMullen RE)

07831 265 072



50 metres

Experian Goad Plan Created: 20/09/2022

Created By: Hartnell Taylor Cook LLP



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