



## Marshall Road & High Street, Sutton, SM1 1LD

Large Corner Plot | 11,750 Sq Ft | Development Site | Prime Sutton High Street Location  
Vacant Possession | Fees Apply | |

**Offers In Excess Of: £5,000,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## **Marshall Road & High Street, Sutton, SM1 1LD**

Hunters are pleased to offer an opportunity to acquire a prominent freehold located in the heart of Sutton with a prominent High St location. Substantial development potential STPP.

The site is surrounded by a very busy high street and excellent transport links. Register interest early to avoid disappointment.

**Not Available**

### **ENERGY PERFORMANCE RATING**

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **OPENING HOURS**

Monday - Friday: 8:30am - 6:30pm

Saturday: 10am - 4pm

Sunday: Closed

### **THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.