



SUTTON COMMON ROAD, SUTTON, SM3

RATES INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

VAT TBC

TERMS TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

LEGAL COST EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

EPC RATING C

VIEWING PLEASE CONTACT US

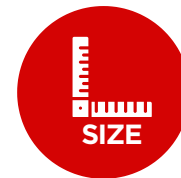


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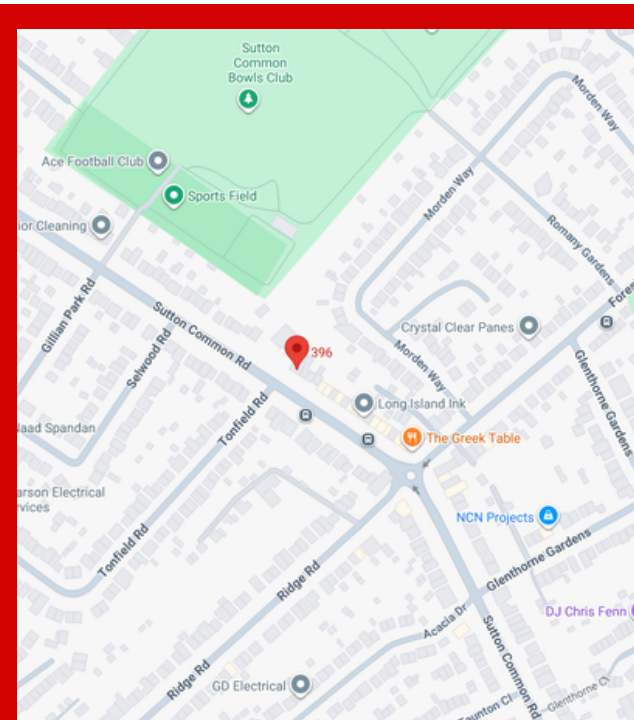
Shop



£ 1,575 PCM



417 SQFT

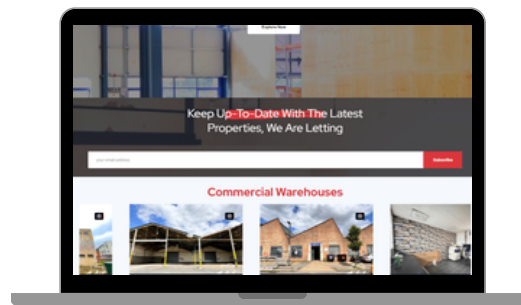


ABOUT THE PROPERTY

- Looking for an affordable retail unit to let in Sutton? This well-positioned 417 sq ft ground-floor commercial unit on Sutton Common Road, SM3 offers an excellent opportunity for businesses looking to establish or expand their presence in South London. With an open-plan layout, private toilet and flexible Class E use, the space is well suited to a variety of customer-facing businesses.
- The unit offers approximately 417 sq ft of versatile ground-floor space, providing a practical blank canvas for retailers and service-based businesses. The Class E commercial use makes the property suitable for a range of uses, subject to the relevant permissions and regulations, including retail, beauty salons, barbers, professional services and other customer-focused businesses. Available at £1,575 per month, excluding bills, this Sutton retail unit provides an attractive opportunity for businesses searching for competitively priced commercial space.
- The property is available on a 5–10 year lease, offering businesses the opportunity to establish themselves in the area and plan for longer-term growth. The agreed terms include three months' rent and a three-month deposit, with no guarantor required, making the unit accessible to businesses seeking a stable commercial base.
- The ground-floor unit benefits from an open-plan layout, private toilet, electric supply on-site and a C-rated EPC. Its flexible internal arrangement means businesses can adapt the space around their branding, customer journey, displays, consultation areas or service offering.
- Viewings are available from 24 August. If you are actively searching for a shop to let in Sutton, retail space in SM3 or affordable Class E commercial property, this opportunity is worth viewing before it is secured.



SUTTON COMMON ROAD, SUTTON, SM3



Contact Us



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Shop



FEATURES



**TONFIELD ROAD BUS STOP
ST HELIER STATION**



Misdescriptions Act 1991

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