



## 29 The Market, Wrythe Lane, Sutton Large shop in busy parade

020 8681 2000

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specialist advice on all property matters

# 29 The Market, Wrythe Lane, Sutton, Surrey, SM5 1AG

## £30,000 per annum exclusive

**LOCATION:** - The property is situated fronting The Market in Wrythe Lane just off Rosehill roundabout in Sutton. The property shares the vicinity with a mixture of secondary and multiple retailers including Co-Op, Betfair, Papa Johns, Costcutters, Ladbrokes and Barnado's. The property occupies a prominent position next to Superdrug. Wrythe Lane is a busy thoroughfare and bus route linking Rosehill roundabout with St Helier Hospital and beyond to Carshalton. The property benefits from a good deal of passing vehicular traffic. There is a pedestrian crossing immediately in front of the unit which enhances the foot flow generated in this extremely densely populated residential area.

**DESCRIPTION:** - The property comprises a mid-terraced commercial shop with Class A1 (Retail) Use which was trading as a convenience store and off-licence. The property is a good size with over 1,000ft<sup>2</sup> of retail space with a large storage area at the rear. There is also access from a service road which provides an easy loading point.

**ACCOMMODATION:**

Gross frontage	6.8m
Internal width	6.66m (19.6ft)
Front shop depth	22m (72.1ft)
Sales area	132m <sup>2</sup> (1,420ft <sup>2</sup> approx)
Office/Store	17.8m <sup>2</sup> (192.2ft <sup>2</sup> )
Ancillary Storage	24.3m <sup>2</sup> (261ft <sup>2</sup> )

**USE/PLANNING:** - We understand the property currently falls within Class A1 (Retail) of the current Town & Country (Use Classes) Order and would suit a variety of retail trades.

**TENURE:** - The property is offered by way of a new lease, the terms of which are to be negotiated.

**RENT:** - Initial rent of £30,000 per annum exclusively is sought.

**EPC RATING:** - T.B.A.

**VAT:** - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

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