



LONG LEASEHOLD INTEREST FOR SALE

**19 Grove Road
Sutton
SM1 1DX**



LOCATION

The Property is located in Sutton, the principal town of the London Borough of Sutton in South West London, located 5 miles south of Wimbledon and 7 miles west of Croydon.

The Property is located on Grove Road opposite Morrisons Supermarket and close to Sutton Station. Surrounding retail occupiers include Zizzi's, Nando's and Pizza Express, as well as local office occupiers.

DESCRIPTION

The Property provides ground floor retail and ancillary accommodation comprising of the approximate floor areas:

Floor	Net Internal Area (sq. ft.)
Ground Floor Retail	2,309
Ground Floor Ancillary	866
Total	3,175

TENURE

The property is held by way of a Long Leasehold for 999 years commencing 31st of March 2013.

VIEWING ARRANGEMENTS

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OFFERS

We have been instructed to seek offers in the region of £4,00,000.

RATES

Interested parties are advised to make their own enquiries with the local authority.

USE

Currently A1. Suited to A2/A3 subject to planning.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is available on request.



PROPOSED LAYOUT POST SEPARATION WORKS



