



Ground Floor R/O 78-82 Lind
Road, Sutton, Surrey, SM1 4PL

**WORKSHOP / STORAGE
/ OFFICE PREMISES**

TO LET

PROPERTY SUMMARY

- Ground floor workshop / storage / office unit to let
- Convenient location close to Sutton Town Centre and Station
- Covered loading bay with roller shutter door
- Total area 951 sq. ft. (88.35 sq. m.)
- Off-Street Parking
- Rent £15,000 per annum exclusive (subject to contract)

LOCATION

The premises occupy an excellent location close to Sutton town centre. Sutton benefits from its own mainline railway station which is a 5 minute walk from the property. The unit is also conveniently located for the M25 (under 8 miles) via the A217 and 10 miles from central London.

DESCRIPTION & ACCOMMODATION

The premises comprise a ground floor workshop / storage / office unit divided into three rooms. The premises benefits from a covered loading bay and a metal roller shutter door and includes a toilet and kitchenette. The accommodation and gross internal floor areas are as follows:-

Front Area	422 sq.ft	(39.21 sq.m)
Side Room	71 sq.ft	(6.60 sq.m)
Rear Room	458 sq.ft	(42.55 sq.m)
Total	951 sq.ft	(88.35 sq.m)

Outside 2 Car Parking Spaces / Covered loading Area

TENANCY

The property is available to let on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of £15,000 per annum exclusive.

Subject to contract

VAT

We understand that VAT is **not** applicable to the rent.

RATES

The Valuation Office Agency website describes the property as “Warehouse & Premises” and advises that the 2023 Rateable Value is £9,600. The current UBR is 49.9 pence in the £. **We understand the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Sutton Council.

EPC

Awaiting EPC.

COSTS

Each party is to bear their own legal costs.

For further information or to view please contact:

Jamie Christian MRICS Tel: 01737 222835

Email: jamie@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



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