



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

73 Crown Road
Sutton
Surrey
SM1 1RT

TO LET

Approx 486 sqft (45.12 sqm)

Opportunity to occupy a good sized storage/workshop unit of brick construction. The property benefits from electricity, central heating, roof lights a W.C. and secure loading doors.

Storage/workshop	486 sqft	45.12 sqm
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RENT £7,250 per annum exclusive

LEASE A new lease is available for a short or long term by arrangement. The lease to be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.



www.hugginsedwards.co.uk

LOCATION

Crown Road is located a short distance from Sutton Town Centre and St Nicholas Way. Nearby amenities include a Sainsbury's superstore which forms part of a recent mixed use development on the junction of St Nicholas Way and the High Street. West Sutton Station is approximately 15 minutes walk away (0.6 miles) with regular services to Wimbledon. Sutton mainline station is approximately one mile away. The A217 is approximately 5 minutes drive away.

RATES

Rateable value: £3,350 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT

Epsom Commercial Property Department
Apex House, 10 West Street, Epsom, Surrey KT18 7RG
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DATE

April 2019

FOLIO NUMBER

19997 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS**

10 WEST STREET EPSOM SURREY KT18 7RG T: 01372 740555	11-15 HIGH STREET BOOKHAM SURREY KT23 4AA T: 01372 457011	3 BRIDGE STREET LEATHERHEAD SURREY KT22 8BL T: 01372 374806	1 GROVE ROAD SUTTON SM1 1BB T: 020 8642 2266
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