



CLASS E PREMISES TO LET

HS HUGGINS STUART
E EDWARDS

39 Crown Road, Sutton, SM1 1RT
£16,000 PER ANNUM EXCLUSIVE

39 Crown Road, Sutton, SM1 1RT

TO LET

Approx 810 sqft (75.17 sqm)

DESCRIPTION

Self-contained prominent corner unit available to occupy in Crown Road, close to Sainsburys. The property is arranged over ground and first providing retail space, offices, WC, and parking for four cars. There is also provision for an additional WC should the occupier require it. Suitable for a variety of users under Class E.

Ground Floor	453 sqft	42.04 sqm
1 st Floor	357 sqft	33.13 sqm
TOTAL	810 sqft	75.17 sqm

RENT

£16,000 per annum exclusive

LEASE

New Lease. Terms to be agreed.

USE

Class E.

LOCATION

Located on the South side of Crown Road at the junction with Brandon Road. Sainsburys Supermarket is less than a 1 minute walk away and the High Street 3 minutes walk away. Other nearby occupiers include

Asda, Halfords, The Gym Group, Lidl & Magnet Kitchens, amongst other national and independents. The property is well served by local bus routes. Sutton Common Station and Sutton Station are both approximately 15 minutes walk away providing regular rail services to London Terminals.

RATES

Rateable value: £9,300. Rates payable at 38.2p in the £ for eligible RHL occupiers or 43.2p in the £ for non-RHL occupiers. ***100% small business rate relief available for eligible occupiers. Occupiers to satisfy themselves as to their eligibility.***

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
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DATE FOLIO NUMBER

July 2026 30366

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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