



354 SUTTON COMMON ROAD, SUTTON,  
SURREY, SM3 9PL

**£18,000 Per Annum**



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**





### Terms

Rent : £18,000pa

New lease with flexible terms subject to agreement

### Viewing

Strictly by appointment only

Contact Christopher St James

020 8296 1273

### Rates

All interested parties are expected to confirm this with the local rating authority.

### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
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SW19 2JF



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