



26 - 28 HIGH STREET, SUTTON,  
LONDON, SM1 1HF

*£75,000 Per Annum*



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

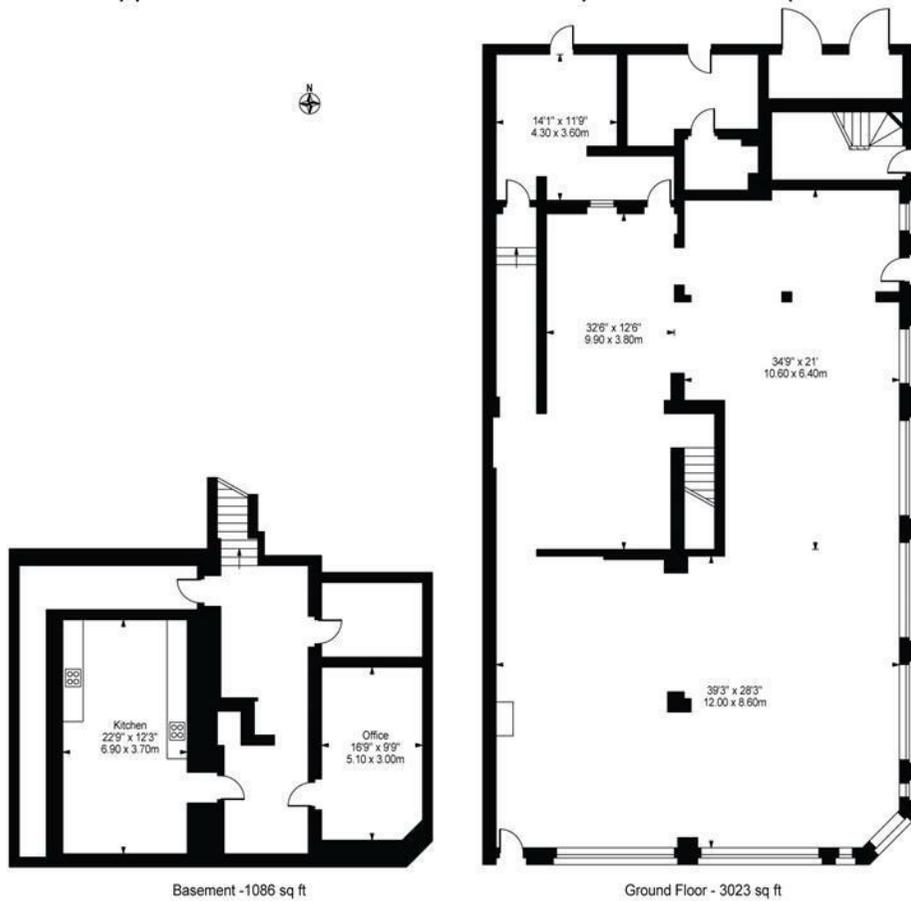
020 8296 1273

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

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# High Street, Sutton, SM1 1HF

Approx. Gross Internal Area 4109 Sq Ft - 381.72 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## Description

Prominent Town Centre Commercial Unit To Let.

The ground floor provides a large, flexible trading space with scope for subdivision or open-plan configuration depending on operator requirements. The basement offers ancillary storage, preparation areas, staff facilities, and service access.

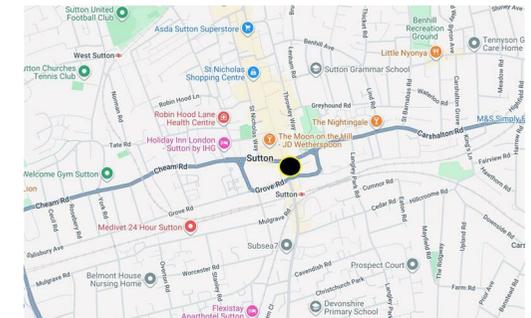
The building presents an impressive street frontage along both High Street and the adjoining side elevation, with generous glazing providing excellent natural light and prominent visibility from multiple approaches

External signage opportunities are available subject to the necessary consents, given the building's listed status and conservation area location.

## Sutton Regeneration & Investment

Sutton town centre is undergoing significant regeneration, with several major schemes either consented or under construction delivering over 2,500 new homes within walking distance of the property. Key town centre sites such as the former DIY superstore and parts of the shopping centre are being redeveloped to provide more than 1,700 units, new public open space and improved public realm, alongside further projects around the station and civic quarter adding several hundred additional homes.

These developments are expected to substantially increase local population density, footfall and customer spend for town centre businesses over the coming years.



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## Location

The property occupies a highly prominent corner position on Sutton High Street, directly at the heart of Sutton town centre's primary retail and leisure district. Positioned approximately 50 metres north of Sutton railway station, the building benefits from exceptional footfall and immediate access to one of South London's busiest transport hubs.

Sutton station provides direct services into central London, with journey times of approximately 30 minutes to Victoria and London Bridge. The station serves over 18 million passengers annually, generating consistent pedestrian flow along the High Street corridor.

The property sits within the established retail core of Sutton, surrounded by a strong mix of national multiples, independent retailers, restaurants, cafés, and professional services. The immediate trading environment is anchored by major high street names and supported by excellent public realm and pedestrian infrastructure.

Some of the National Retailers & Operators Within Immediate Vicinity:

- Restaurants & Leisure: Nando's, Pizza Express, Zizzi, Côte Brasserie, Wagamama, Yo Sushi, Bill's Restaurant, TGI Fridays, McDonald's, KFC, Subway
- Retail & Fashion: Marks & Spencer, H & M, Flannels, Next, Primark, Boots, Superdrug, WHSmith, Waterstones, Poundland, Card Factory, Holland & Barrett
- Banking & Services: Barclays, NatWest, HSBC, Santander, TSB
- Convenience & Supermarkets: Tesco Metro, Sainsbury's Local, Co-op

## Business Rates

TBC: Interested parties should rely on their own investigations with the relevant authority

## Services

We understand gas, water & electric are within the premises, these have not been checked by CSJ

## Tenure & Terms

Rent: £75,000 per annum

VAT: Not applicable

Lease length: Negotiable

Rent free period: Negotiable

Repairing: Internally repairing

Legal costs: Each party are responsible for their own

## Viewings

Contact sole agents

Christopher St James 020 8545 0591

## 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.

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