



54 THE MARKET, ROSEHILL, SUTTON, SM1
3HE

£25,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

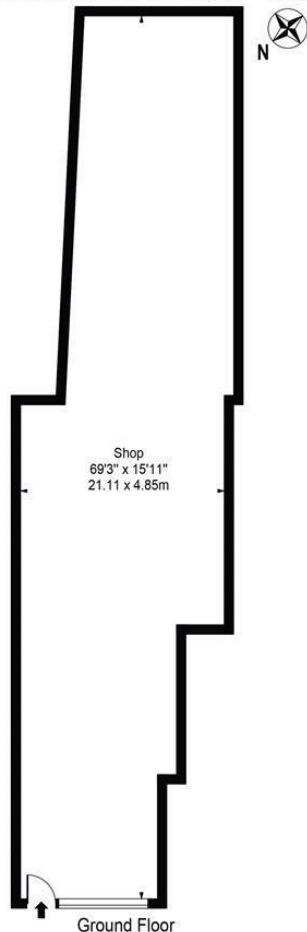
Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com

The Market, SM1 3HE
Approx. Gross Internal Area 905 Sq Ft - 84.08 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

Vacant Class E unit offered in shell and core condition approx. 905sq ft.

The ground-floor accommodation is open plan, providing a flexible space suitable for a variety of Class E uses.

Location

The property is prominently located within a busy parade on Rose Hill, at the junction with the A217.

The surrounding area is predominantly residential, providing a strong local customer base, while the property's position on the A217 offers good visibility and accessibility for both pedestrians and passing traffic.

Nearest Station:

St Helier Station – approximately 0.7 miles

Sutton Common Station – approximately 0.8 miles

Terms

Rent : £25,000p/a

New lease with flexible terms subject to agreement.

Rates

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

Viewings

Contact sole agents

Christopher St James 020 8296 1270

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.
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Christopher St James
61 High Street
Colliers Wood
London
SW19 2JF



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