



CLASS E PREMISES - TO LET

- 414 Sq Ft (38.46 Sq M)
- £13,000 per annum exclusive

117 Westmead Road, Sutton, Surrey SM1 4JE

Key Features

- Gas fired central heating
- Suspended ceilings
- Carpeting to the front and rear office areas
- Perimeter trunking
- Ladies and Gents WC facilities
- Unrestricted street parking in close proximity



Description

The two-storey mid-terrace property is of traditional construction, with commercial at ground floor and residential upper parts, and forms part of a parade of similar premises.

Location

The property is located on the northern side of Westmead Road, between the junction with Cowper Avenue and Byron Avenue.

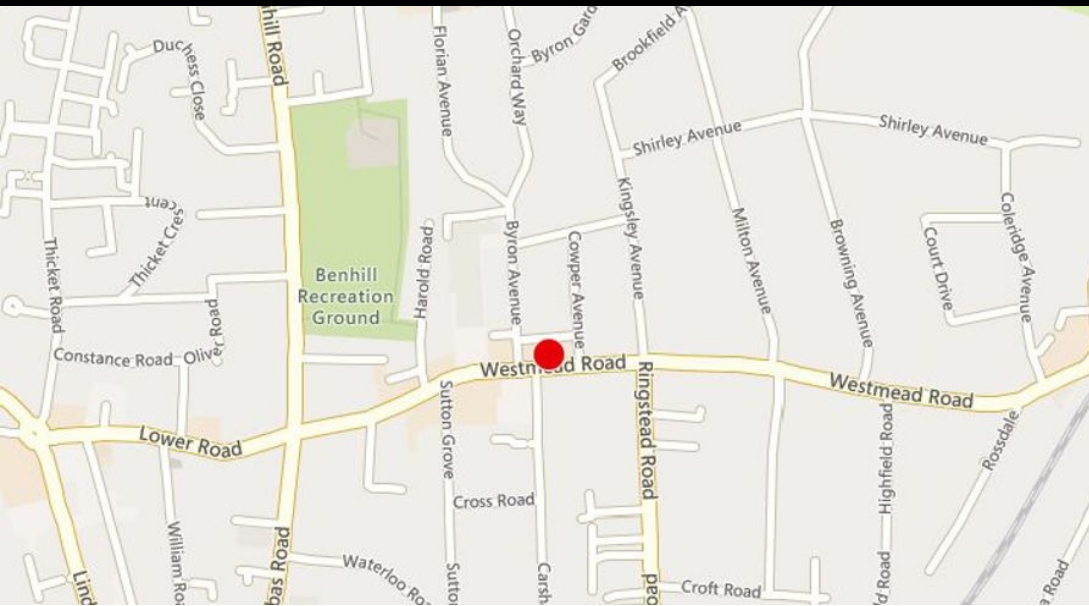
Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Front Office / Sales Area	235	21.83
Rear Office	113	10.5
Kitchenette	66	6.13
Total Net Internal Floor Area	414 Sq Ft	38.46 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

The commencing rental is £13,000 per annum exclusive.

Rates

According to the Government website the property has a 2026 Rateable Value of £6,700. Therefore, the rates payable for the current financial year for 2026-2027 are £2,559.40 (based on the RHL multiplier). NB: The rates actually payable may be subject to transitional relief.

VAT

The property has not been elected for VAT.

EPC

The EPC rating for this property is C (51).

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez

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