

**PUB TO LET IN BUSY RESIDENTIAL AREA CLOSE TO  
SUTTON TOWN CENTRE**

**APPROX 2,473 SQ.FT (229.74 SQ M)**

**THE SYDNEY ARMS, 101 COLLINGWOOD ROAD,  
SUTTON, SURREY SM1 2QN**



**Location**

These premises are located in North Sutton, approximately half a mile from Sutton Town Centre and the St Nicholas Shopping Centre. West Sutton Mainline BR Station is a short walk away with Sutton United Football Stadium nearby.

Situated on the junction of Collingwood Road and Sydney Road on the end of a parade. Neighbouring shops include opticians, chinese takeaway, letting agent, newsagent and minimarket. The rest of the area is made up of some commercial units opposite and residential.

### **Accommodation**

Ground and basement floors, currently laid out as a pub with a large trade area and central bar with toilets to the rear (no kitchen). The basement is of a good size with head height and provides to the ground floor for barrel deliveries.

There is a small front outside space which is used as the smoking area.

The premises were used for many years as the local pub serving the community but now could easily be turned into a restaurant/café/social club etc.

Ground Floor Area	1,478 sq.ft.	137.31 sq.m
Basement (with full head height)	995 sq.ft.	92.43 sq.m.
2 WC's		
<b>TOTAL APPROX AREA</b>	<b>2,473 SQFT</b>	<b>229.74 SQM</b>

**Please note that all measurements are for the purposes of guidance only and should not be relied upon. Potential occupiers are recommended to have a measured survey undertaken prior to making any offer.**

### **Tenure**

A new full repairing and insuring lease is available on terms to be agreed.

### **Rent**

Offers in the region of £18,000 per annum exclusive of rates, service charge and VAT.

### **Rates**

Enquiries should be made directly to the London Borough of Sutton on 0208 770 5000.

### **Legal Costs**

The ingoing tenant to be responsible for both parties legal costs.

### **Viewing**

Strictly by appointment through Horton Property Solutions Limited on 01634 817222.

These particulars are set out as a general outline for guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

All descriptions dimensions references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them.

**Admirals Offices, The Historic Dockyard, Chatham, Kent ME4 4TZ**

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**[www.hortonproperty.co.uk](http://www.hortonproperty.co.uk)**