

Prime leisure unit to let.

2 Throwley Road
Sutton
SM1 4GJ.

GCW.
020 7408 0030
gcw.co.uk



Fully fitted leisure unit.

Bustling London suburb.

High footfall location.

Contact.

Phil Fishwick

phil.fishwick@gcw.co.uk
020 7647 4819

Philippe Micheal

philippe.micheal@gcw.co.uk
020 7647 4815

Location.

Sutton is a high-density London suburb, with a diverse consumer catchment. The area is well connected with Sutton National Rail Station in close proximity.

The premises occupy a highly prominent site on Throwley Road, just off the High Street. Within the block **Lidl** are fitting out their new flagship in-town supermarket.

Accommodation.

Customer access from Throwley Road/Throwley Way to the following approximate net internal areas:

| | | |
|--------------|-------------|--------------|
| First Floor | 1,354 sq m | 14,577 sq ft |
| Second Floor | 234.49 sq m | 2,524 sq ft |

Rent.

£80,000 per annum exclusive.

Business Rates.

Rateable Value £46,000

UBR (2025/26) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 020 8770 5000.

Lease Terms.

A new effective full repairing and insuring lease for a term to be agreed.

Service Charge.

Taken on an ad-hoc basis.

Energy Performance Certificate.

Band B. Report available on request.

Legal Costs.

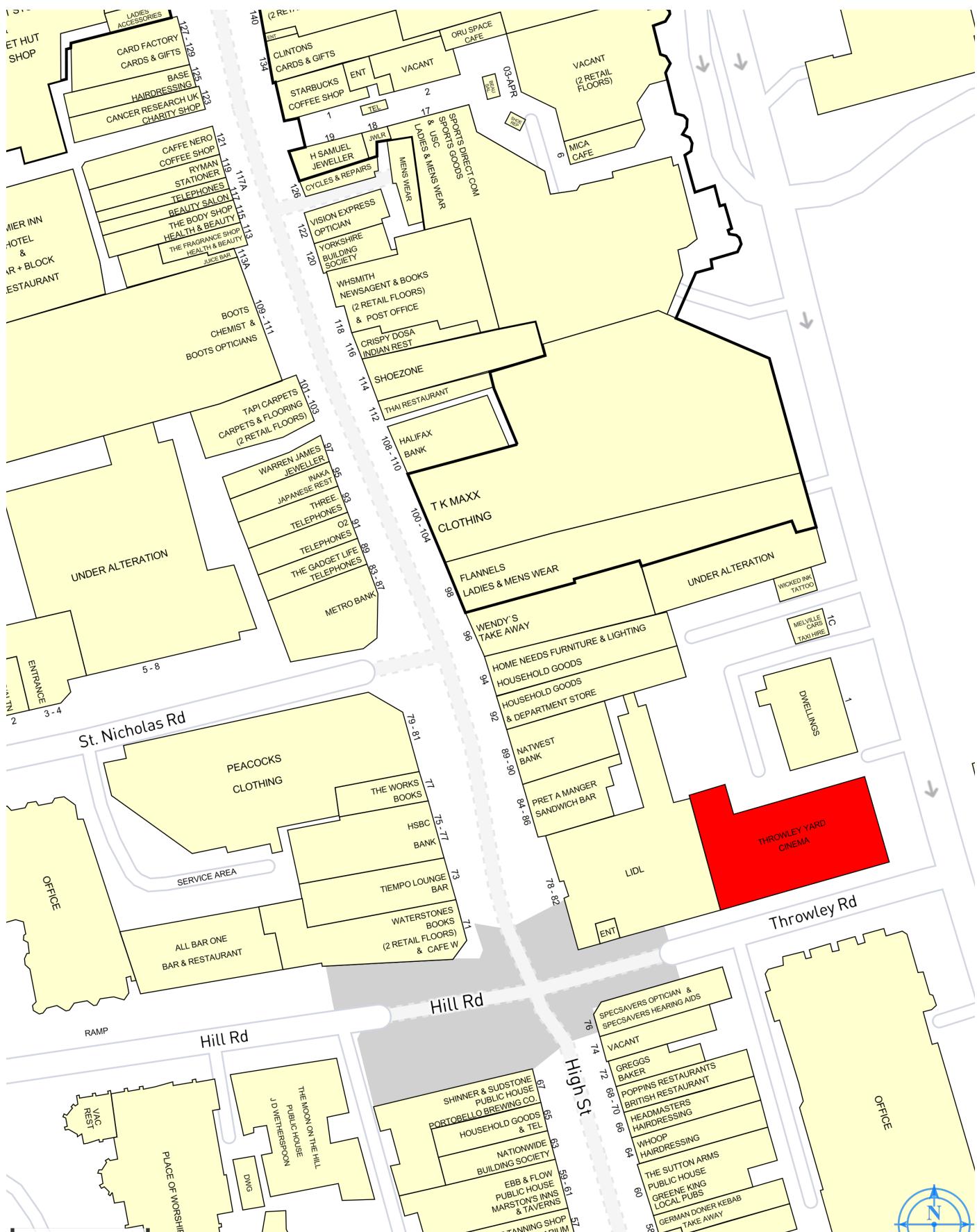
Each party to be responsible for their own costs.

Subject to Contract.

December 2025

Sutton, 2 Throwley Road.

SM1 4GJ.



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