



24 Cheam Common Road, North Cheam Surrey KT4 8RW

Freehold shop & upper parts for sale providing an extended shop at ground floor & upper parts

suitable for ancillary or residential purposes together with a useful rear garden/yard

020 8681 2000 | info@hnfproperty.com



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24 Cheam Common Road, North Cheam, KT4 8RW

£250,000 FREEHOLD with vacant possession

LOCATION: - The property is positioned fronting Cheam Common Road, just off the A24 London Road and fronting a reasonably busy thoroughfare. Cheam Common Road is a link between North Cheam and Worcester Park and the property benefits from a good deal of passing vehicular traffic, although is in a relatively secondary position. The surrounding area provides a densely populated catchment which the location is able to service.

DESCRIPTION: - The property comprises a two storey freehold building arranged as a former hairdressers at ground floor together with a conservatory extension, ground floor kitchen/staff room and useful rear yard/garden. The upper parts are accessed internally and are arranged as two rooms plus a former kitchen and bathroom/WC. The upper part has been used as ancillary accommodation to the ground floor, but may be suitable for residential purposes if required. The upper parts are also capable of self-containment from the flank, subject to any necessary consents.

The property has a reasonably modern shopfront, gas fired central heating and reasonably modern windows in the upper parts. The property requires some minor renovation on the first floor, but is otherwise suitable for immediate occupation.

ACCOMMODATION:

Gross frontage	5.3m
Internal width	5.15m narrowing to 3.5m after 4.23m and narrowing by a further 0.45m after a further 2.45m.
Maximum shop depth	7.62m
Sales area	33.19m ² (357ft ² approx.)
Rear conservatory	9m ² (97ft ² approx.)

Ground floor staff room/kitchen
First floor, 3 rooms, kitchen, bathroom, WC.

Externally

To the rear of the property is a useful garden/yard are potentially suitable for outside storage.

TENURE: - The property is to be offered freehold with vacant possession upon completion.

USE/PLANNING:- We understand the property currently falls within Class A1 (General Retail) of the current Use Classes Order and has been most recently used as a hairdressing salon with ancillary use on the first floor.

PRICE: - £250,000 is sought for our client's freehold interest in the above property.

BUSINESS RATES: - The property has a ratable value of £8,000. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an Energy Performance Certificate rating of 87 within Band D Rating

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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Viewings by prior arrangement - call our team for more information

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