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# FOR SALE

37 The Broadway, Cheam , Sutton, SM3 8BL



Freehold for sale

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A rare opportunity to acquire a freehold property in the heart of Cheam Village, featuring a 1,345 sq ft ground floor Class E commercial unit with the upper parts held on a long leasehold interest.

£390,000 Guide Price



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## Description

The property comprises a larger than average ground floor shop-fronted premises in the heart of Cheam Village. The property is currently partitioned as a sales area, a small office, and rear ancillary storage. The first and second floors have been sold under a long lease. The property has traded as a retail showroom for bedroom furniture however is considered suitable for a variety of uses such as retail, quasi medical and some leisure uses. The property is also considered suitable for long term investment. The ground floor is to be sold with vacant possession, whilst the first and second floors are subject to a long leasehold interest.

## Location

The property is situated fronting The Broadway, which is at the heart of Cheam Village and a stone's throw from Cheam train station. The Broadway is just off of the A232 connecting Croydon to Ewell and is a bus route. The surrounding area is a densely populated residential catchment which the property is able to service. Nearby occupiers include a Waitrose, Cancer Research, and a multitude of local traders. There are short term parking bays to the front of the property promoting quick stop trade.

## Accommodation

**Gross frontage:** 5.358 m (17 ft)

**Internal width:** 5.358m (17ft) widening to 6.1 (20ft) to the rear

**Maximum Shop Depth :** 18.9 metres (62 ft)

**Sales Area:** 96.8 m<sup>2</sup> (1042 ft<sup>2</sup>) approximately

**Office:** 3.6 m<sup>2</sup> (39 ft<sup>2</sup>) approximately

**Rear ancillary storage:** 29.61 m<sup>2</sup> (318 ft<sup>2</sup>) approximately

**WC**

## Tenure

The freehold interest of the property is to be sold with vacant possession of the ground floor and subject to a 130 year lease from 2002 to 2132 on the 1st and 2nd floors.

## Price

£390,000 (Three hundred and ninety thousand pounds).



## EPC

The property had an EPC rating of 71 within band C.

## Business Rates

The property has a **rateable value of £20,750**.

**Interested parties should contact the local authority to confirm the rates payable.**

## VAT

We understand that the property is not elected to VAT.

## Use / Planning

We understand that the property currently falls within class E of the Town and Country Planning.

**Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.**

### Contact

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