



# The Rear Of 7-11 Station Way, Cheam

Workshop/storage unit to let

020 8681 2000

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# The Rear Of 7-11 Station Way, Cheam, Sutton, SM3 8SD

## £13,000 Per Annum Exclusive

**LOCATION:** - The property is situated behind the shops in Station Way at the heart of Cheam village. Station way is just off of the A232 connecting Sutton to Ewell. The unit is accessed from a driveway between Nos. 11 and 15 Station Way. There are short term parking bays along Station Way facilitating quick stop trade.

**DESCRIPTION:** - The property comprises a single storey brick built workshop/storage building situated at the rear of the parade of shops in Station Way. There is a goods entrance and a pedestrian door. There is a single WC and single phase power supply. Whilst not suitable for large goods vehicles, vehicular access is available for loading/unloading.

### **ACCOMMODATION:**

Internal width 14.624m (48') approx.  
Internal depth 7.046m (23') approx.  
Internal height 2.568m (8') approx.  
Gross internal area 103m<sup>2</sup> (1109ft<sup>2</sup>) approx.

**USE/PLANNING:** - The property has previously been used for manufacture and storage and therefore we understand that the property currently falls within Use Class E of the current Town and Country Planning (Use Classes) Order. The property is considered suitable for a wide variety of uses within Class E.

**TENURE:** - Available to let on a new lease for a term to be agreed.

**RENT/PRICE:** - An initial rent of £13,000 per annum exclusive is sought.

**EPC RATING:** - The property has an EPC rating of 110 which falls within band E

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

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 766 0123.

**BUSINESS RATES:** - The property has a rateable value of £8,500. Interested parties should contact the local authority to confirm the rates PAYABLE as transitional reliefs will apply.

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

020 8769 0161

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9<sup>th</sup> March 2023



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