



514 London Road, North Cheam, SM3 8HW

Large shop fronted D2 / A1 premises to let providing over 2,000ft² Plus showers, etc.

020 8681 2000

info@hnfproperty.com



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Amount £35,000 Freehold/Leasehold

LOCATION: - The property is situated fronting London Road in North Cheam close to its junction with Malden Road / Cheam Common Road and very close to a busy intersection. London Road is a major thoroughfare and bus route and there is a bus stop immediately outside the subject property which enhances foot flow. There is a good deal of passing vehicular traffic which is particularly heavy during the rush-hour periods and a good amount of foot flow generally generated by the densely populated residential catchment but also nearby multiples including Greggs and Costa which are just a few doors away and Favourite Fried Chicken is immediately next door. The property is opposite a Coral Bookmaker, a Londis convenience store and a Co-op FuneralCare branch. There are nearby parking and loading bays on London Road which facilitates trade.

DESCRIPTION: - The property comprises a ground floor lock-up shop fronted premises most recently used as a specialist gymnasium and considered suitable for a variety of uses. The property has solid floors, a suspended ceiling, large aluminum shop front and two internal WCs and showers.

There is a small kitchenette to the very rear of the building. The property has a fire exit at the rear of the unit to the flank.

ACCOMMODATION:

Gross frontage	9.14m
Internal width	7.11m widening to 7.58m after 2.46m and widening further to 7.91m after a further 1.29m and widening ultimately to 9.18m after a further 4.32m
Maximum shop depth	23.3m
Overall sales area	198.9m ² (2140ft ²) approx.

Two internal WCs (one with a shower area), further shower room, kitchenette and small store.

USE/PLANNING: - We understand the property currently has the benefit of D2 (Leisure) use and was most recently occupied by a specialist gymnasium. The property previously fell within Class A1 (General Retail) of the current Town and Country (Use Classes) Order and it is considered

that a reversion to A1 use is likely to be possible, subject to planning. The property may also be suitable for alternative uses such as D1 (Medical) subject to any necessary consents.

TENURE: - The property is offer by way of a new lease, the length of which is to be negotiated.

RENT/PRICE: - An initial rent of £35,000 (thirty five thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £26,750. 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 50 within Band B 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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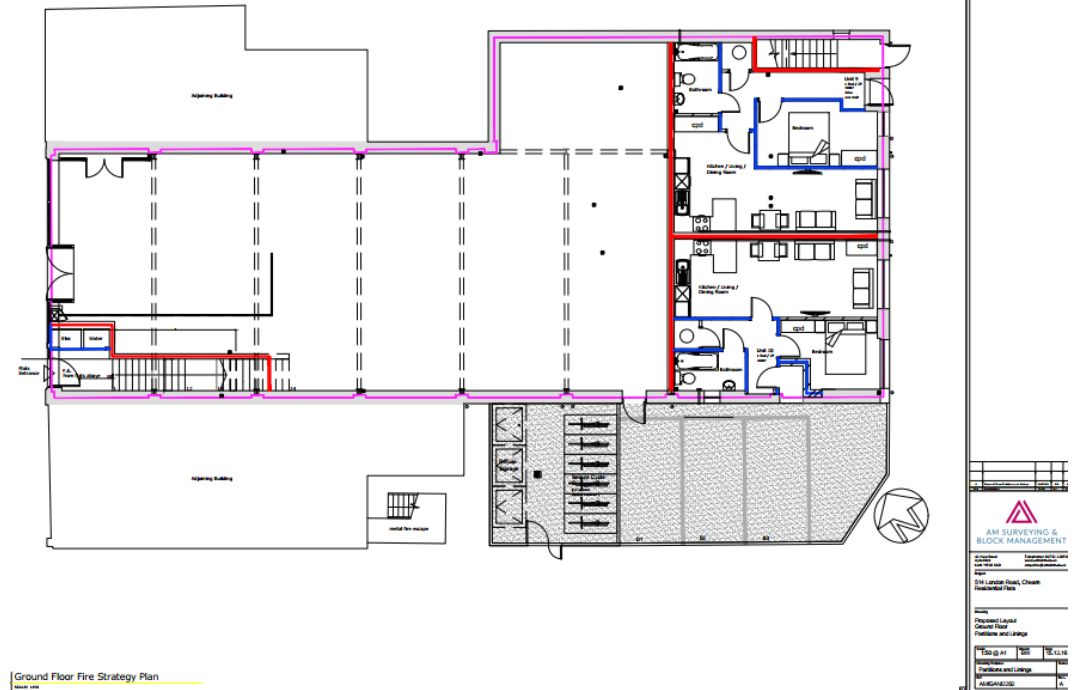
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