



544 London Road, North Cheam, Surrey, SM3 9AA

Takeaway unit / shop to let-NO PREMIUM
020 8681 2000 | info@hnfproperty.com



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£20,000 Per Annum Exclusive – No premium

LOCATION: -

The property is situated fronting London Road in North Cheam in a prominent position. The property shares the vicinity with a mixture of multiple and secondary occupiers with multiples including a Wetherspoon's public house which is a few doors away, Greggs and Costa, and London Road also contains a large Sainsbury's supermarket and a McDonald's drive-through restaurant. London Road forms part of the main A24 and the property benefits from virtually constant passing vehicular traffic which is particularly heavy during the rush hour periods. There is the benefit of short-term parking immediately outside which encourages quick stop trade to the vicinity. There is a nearby pedestrian crossing which enhances footfall, and the surrounding area is an extremely densely populated residential catchment which the unit is able to service.

DESCRIPTION: -

The property comprises a ground floor lock-up shop fronted premises used as a pizza takeaway and delivery unit. The property has an aluminium shop front, solid floors, internal male and female WCs and storage to the rear.

The property has rear access via a service road and a good size yard upon which is currently constructed an external store. The property is considered suitable for a variety of uses but is particularly well suited to takeaway operations.

ACCOMMODATION:-

Gross frontage 5.74m
Internal width 5.35m narrowing to 4.38m after 5.47m
Shop depth 9.21m
Sales area 49.37m² (530ft²) approx.
Rear store 8.25m² (88ft²) approx.

Rear yard incorporating an outer store: 14.56m² (157ft²) approx.
Male and female WCs

Rear access via a service yard and possible parking.

EPC RATING: -

The property has an EPC rating of 84 within Band D.

TENURE: -

The property is offered by way of a new Lease, the length of which is to be negotiated.

USE/PLANNING: -

The property has been used for many years as a takeaway business specializing in pizza sales and delivery. We believe, therefore, that the property has sui generis takeaway use and is considered suitable for a wide variety of businesses.

RENT/PRICE:-

An initial rent of **£20,000 per annum exclusive** is sought.

BUSINESS RATES: -

The property has a ratable value of £9,600. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

VAT: -

We are advised by the landlord that the property is not elected to VAT and therefore VAT will not be charged on rent and other outgoings.

VIEWINGS: -

Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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Date: 2nd August 2021



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