



569 London Road, North Cheam, SM3 9AE

Freehold shop and residential investment for sale



020 8681 2000

info@hnfproperty.com

specialist advice on all property matters

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Amount £320,000 - Freehold

LOCATION: - The property is situated fronting London Road in North Cheam, forming part of a prominent retail parade. London Road, North Cheam contains a mixture of multiple and local traders, all of which service an extremely densely populated residential catchment. The unit is set behind an extremely deep pavement and there are nearby short-term parking bays on London Road, together with loading bays. London Road is a major thoroughfare and bus route ensuring the property's visibility.

DESCRIPTION: - The property comprises a mid-terraced two storey building arranged as a ground floor retail unit, together with storage to the rear, yard space and a garage. The property has a self-contained residential upper part, which is accessed from the front, with accommodation arranged as a one bedroomed flat. The property is currently subject to an overriding lease and is to be sold subject to that lease.

The upper part is double glazed and has a central heating system installed, and the ground floor has operated up until fairly recently as retail florists but the lease is due to be assigned and the business reopened, we understand as a butchers.

ACCOMMODATION:

Gross frontage	6m
Internal width	4.83m
Shop depth	10.33m
Sales area	49.89m ² (535ft ²) approx.
Rear stores	30.88m ² (330ft ²) approx.
Yard area and garage	

Upper part (self-contained from the front)
Ground floor – entrance hall with interconnecting door to the shop.
First floor – lounge, double bedroom, kitchen, bathroom, separate WC.

USE/PLANNING: - We understand the property currently has mixed use falling within Class A1 (General Retail) of the current Use Classes Order on the ground floor and with residential use above.

TENURE: - The property is offered freehold subject to an existing lease on the whole building for a term of 15 years from 11 April 2010 subject to 5 yearly up and only rent reviews. The current rent passing is £15,000 per annum exclusive and the next rent review is on 10 April 2020.

RENT/PRICE: - £320,000 is sought for our client's freehold interest subject to the existing lease.

BUSINESS RATES: - The property has a ratable value of £9,900. 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 54 within Band C.

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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