



**575 London Road, North Cheam SM3 9AE**

Shop forecourt and rear yard to let fronting London Road in North

Cheam and available under a new lease

020 8681 2000

info@hnfproperty.com



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# 575 London Road, North Cheam SM3 9AE

## £14,000 Freehold/Leasehold

**LOCATION:** - The property is situated fronting London Road in North Cheam forming part of a prominent secondary parade. London Road forms part of the main A24 commuter road and bus route and the property benefits from significant passing volumes of vehicular traffic. The surrounding area is a densely populated residential catchment which the location is able to service. There are short term parking bays and loading bays located in various positions nearby. The property has a useable rear yard with access onto a service road, ideal for outside storage and the erection of storage sheds etc. The property is set behind a useful sales forecourt for outside display. The property is considered suitable for a variety of trades but was most recently used as a hardware retail outlet.

**DESCRIPTION:** - The property comprises a ground floor lock-up shop set behind a useful sales forecourt. The property has a reasonably modern shopfront, solid floors and internal access to a rear yard area, which also has the benefit of access via a service road.

The property has most recently been used as a retail hardware shop, but is now considered suitable for a variety of trades.

### **ACCOMMODATION:**

Gross overall frontage	6.6m
Internal width	5.21m widening to 6.6m towards the rear.
Maximum shop depth	12.11m
Sales area	69.43m <sup>2</sup> (750ft <sup>2</sup> approx.)
Internal WC	
Forecourt	36.28m <sup>2</sup> (390ft <sup>2</sup> approx.)
Useful rear yard	

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

**USE/PLANNING:** - We understand the property currently falls within Class A1 (General Retail) of the current Use Classes Order and is considered suitable for a variety of retail uses.

**RENT:**-An initial rent of £14,000 pax is sought.

**BUSINESS RATES:** - The property has a ratable value of £8,120. Interested parties should contact the local authority to confirm the rates PAYABLE.  
[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an Energy Performance Certificate rating of 70 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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