



575 London Road, North Cheam, SM3 9AE

Well positioned and visible shop – TO LET

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

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

Amount £13,000 pax

LOCATION: - The property is situated fronting London Road in North Cheam, fronting part of a prominent secondary parade. London Road forms part of the main A24 commuter 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 is set behind a deep pavement which allows businesses some external display.

DESCRIPTION: - The property comprises a ground floor lock-up shop which has been the subject of a basic refurbishment. The property will have newly plastered walls, new lighting, a newly installed WC and power points. The property has an aluminium shop front and solid floors.

ACCOMMODATION:

Gross overall frontage 6.6m
Internal width 5.29m (narrowing to 4.0m after 2.99m)
Shop depth 11.85m
Sales area 49.88m² (537ft²) approx.
Internal WC

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 £13,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £8,120. The property has been altered since the last rating entry and somewhat reduced in size and we would suggest that a rating reassessment may be appropriate. Interested parties should contact the local authority in this regard and also 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 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.

020 8681 2000

www.hnfproperty.com
info@hnfproperty.com



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:
3) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
4) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



specialist advice on all property matters