



# 603 - 605 London Road, North Cheam, Surrey, SM3 9AG

Corner position freehold restaurant and residential investment for sale  
020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



specialist advice on all property matters

# 603 - 605 London Road, North Cheam, Surrey, SM3 9AG

## £375,000 – Freehold, subject to the existing lease

**LOCATION:** - The property is situated in a corner position with an excellent frontage to London Road and a return frontage facing southbound traffic. The property is directly opposite the entrance to a retail park and is highly visible to passing vehicular traffic. London Road is a busy thoroughfare, commuter route and bus route, and the property is in a position to service an extremely densely populated residential catchment in the surrounding area. There are numerous short-term parking bays elsewhere on London Road and significant side road parking which encourages trade to the vicinity.

**DESCRIPTION:** - The property comprises a good size ground floor restaurant with large frontage and return frontage, together with a self-contained residential upper part with access at the front. There is a dedicated car park to the rear and the ground floor is arranged as an open plan diner style restaurant with male, female and disabled WCs and ancillary space to the rear. The ancillary space is arranged as a commercial kitchen, staff WC and shower, preparation space and storage and small office. The premises are well fitted with a suspended ceiling system, fully tiled floors and well fitted commercial kitchen. There is electric heating installed.

### **ACCOMMODATION:**

Gross frontage	9.9m
Return frontage	4.23m
Internal width	8.8m (narrowing to 2.1m after 5.8m)
Maximum shop depth	14.7m
Sales area	83.41m <sup>2</sup> (900ft <sup>2</sup> ) approx.
Male, female & disabled WCs	
Kitchen	17.5m <sup>2</sup> (188ft <sup>2</sup> ) approx.
Preparation area	7.73m <sup>2</sup> (83ft <sup>2</sup> ) approx.
Cold store / prep	19.43m <sup>2</sup> (209ft <sup>2</sup> ) approx.
Office	8.7m <sup>2</sup> (95ft <sup>2</sup> ) approx.
Staff WC / shower	

Upper part (self-contained from the front):  
Lounge, double bedroom, kitchen, bathroom, separate WC.  
Externally – surfaced car park to the rear.

**USE/PLANNING:** - We understand the property currently has mixed use falling within Class A3 (Restaurant) of the current Use Classes Order on the ground floor and with residential use on the upper floor.

**TENURE:** - The property is offered freehold subject to an existing lease on the entire building for a term of 15 years from 11 March 2016 subject to 5 yearly upward only rent reviews. The passing rent is £18,675 per annum exclusive on the entire building. There is a tenant's option to determine the lease on 11 March 2021 and on 11 March 2026 subject to 6 months' prior notice in writing.

**RENT/PRICE:** - £375,000 is sought for our client's freehold interest subject to the existing lease.

**BUSINESS RATES:** - The property has a ratable value of £19,000. 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 97 within Band D.

**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](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto: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:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) 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

# 603 – 605 London Road, North Cheam, Surrey, SM3 9AG



020 8681 2000

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

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

# 603 – 605 London Road, North Cheam, Surrey, SM3 9AG



020 8681 2000

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

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:  
5) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
6) 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