

SUSHI TAMMA TAKE-AWAY
02087709547

23 ROSS & BROWN

Ajour Design
25 Couture Dance O
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SUSHI TAMMA
Fresh Japanese Sushi & Ro

Vertical sign on a grey pole

M
Vesture Alarm

SALE
SALE
CLOSING DOWN SALE
ROSS & BROWN
rossandbrownhome.co.uk

25
Ajour Design
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23 Station Way, Cheam, SM3 8SD

Lock-up shop within a local parade TO LET



020 8681 2000 | info@hnfproperty.com

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23 Station Way, Cheam, SM3 8SD

£15,000 Leasehold

LOCATION: - The property is situated in the town centre of Cheam Village a short distance from the main crossroads and high street, public car park and Cheam railway station. There are one hour free parking bays immediately to the front of the parade. The shop is within a small local fully let parade and takes full advantage of the footfall generated by this densely populated residential area.

DESCRIPTION: - The property comprises of a reasonably sized retail shop that was previously used as a luxury home wear shop which falls under Class A1 (Retail) use with approximately 315ft² of retail space, a good sized storeroom and WC at the rear. There is a rear door leading to an access road suitable for loading and unloading.

ACCOMMODATION:

Net frontage	3.12m	(10.2ft)
Shop depth	9.64m	(31.6ft)
Overall retail area	29.m ²	(312ft ²)
Storeroom	14.9m ²	(160.3ft ²)
Kitchenette/WC		

USE/PLANNING: - We understand the property currently falls within Class A1 (Retail) of the current Town and Country (Use Classes) Order. Prospective purchasers or tenants are advised to make their own enquiries of the Local Planning Authority concerning the existing and potential changes of use prior to offer.

TENURE: - The property is offered by way of a new lease, the terms to be negotiated.

RENT/PRICE: - An initial rent of £15,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £8,300. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The EPC has been commissioned and will be published soon

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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