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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

**LARGE RETAIL UNIT WITH PARKING
TO LET
(A3/A5 Subject to Planning)**



**702 London Road,
North Cheam, SM3 9BY**

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited,

www.gpccommercial.co.uk

702 London Road, North Cheam, SM3 9BY

Location

The property is situated on London Road (A24) North Cheam

Description/Accommodation

The property forms parts of a parade and comprises a large retail unit at ground floor level with basement storage, kitchen and wc facilities.

The property has the benefit of rear access via a service road.

The approximate net internal floor areas are as follows:

Ground Floor	93.74 sq m	(1,009 sq ft)
Basement	80.36 sq m	(865 sq ft)
Total	174.1 sq m	(1874 sq ft)
Frontage	5.32m	(17'4")

Terms

The property is available to let on a new lease for a term to be agreed at a rent of £15,000 per annum exclusive plus VAT (if applicable), subject to contract

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

Available

Business Rates

The Rateable Value is £10,705 and the UBR for 2011/12 is 42.6p in the £.

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk

Viewing

Strictly by appointment with Agents

Gildersleve & Payne

Nick Payne MRCIS

Or Jane Pearce BA Hons

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