

USE CLASS E
TO LET

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G&P PROPERTY

 **49 The Broadway**
Cheam, Surrey, SM3 8BL



**GOOD SIZE RETAIL UNIT WITH
FIRST FLOOR ACCOMMODATION**

TO LET

- Prominent position in Cheam Village
- Primarily open plan
- Storage/office area
- First floor studio flat

Viewing by appointment

G&P Property
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Location

The property is prominently positioned in the centre of Cheam Village, diagonally opposite the little Waitrose.

The property benefits from excellent transport links with Cheam Railway station a 10 minute walk away which provides regular services to London Victoria via Sutton. Junction 8 of the M25 is approximately 20 minutes drive away.

Description/Accommodation

The property comprises a large ground floor E Class unit with excellent frontage via a large display window with an internal secondary frontage. Internally the property is primarily open plan but has been subdivided to create a retail front as well as storage or office accommodation to the rear.

The property benefits from a kitchenette as well as a wc and shower room. There is an internal staircase leading to the first floor which is currently used as a studio flat and currently benefits from a separate wc and shower.

Use

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Internal Area

Net internal areas as follows:

Ground Floor	59.79 sq m	642 sq ft
First Floor	27.42 sq m	295 sq ft
Total	87.21 sq m	937 sq ft

Terms

The property is available to let on a new Lease for a term to be agreed at a rent of £25,500 per annum plus VAT (if applicable), subject to contract.

Business Rates

According to the Government website the Rateable Value is £4,900 pa.. The UBR for 2024/5 is 49.9p in the £. (Small Business Relief may apply. For more information contact Sutton Council).

Legal costs

Each Party to pay their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating is D (85). More information available upon request.



Property Misdescriptions Act

G&P Property for themselves and for 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 form of a Contract.
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