

OFFICE SUITE
TO LET

020 8686 4400
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **Villiers Court**
40 Upper Mulgrave Road Cheam, Surrey, SM2 7AJ



PART FIRST FLOOR OFFICE SUITE
74.44 sq m (801 sq ft)
TO LET

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

Nick Payne MRICS
nickp@gpcommercial.co.uk

David Sutton BA (Hons)
davids@gpcommercial.co.uk

020 8686 4400

info@gpcommercial.co.uk



Villiers Court

40 Upper Mulgrave Road, Cheam, Surrey, SM2



G&P PROPERTY
COMMERCIAL FOCUS

Location

Villiers Court is situated on Upper Mulgrave Road within close proximity to Cheam Village which offers an excellent range of amenities in terms of retail shops and restaurant facilities.

Cheam Railway Station offers a regular 30 minute service to both London Victoria and London Bridge Stations.

Description/Accommodation

Villiers Court is a two storey building of traditional brick construction and the accommodation available forms part of the first floor with the following approximate net internal floor areas:

Internal Area

Net internal areas as follows:

Total	74.44 sq m	801 sq ft
--------------	-------------------	------------------

Amenities

- * Self contained
- * Fully carpeted
- * On site car parking
- * Suspended Ceiling with recess fluorescent lighting
- * Central heating
- * Double glazing
- * Disabled WC
- * Kitchenette facilities

Terms

The current Lease is an effective full repairing and insuring Lease expiring in October 2025 at a current rent of £16,000 per annum.

This Lease is available by way of an Assignment but alternatively a new Lease could be granted direct from the Landlord.

Service Charge

A service charge operates and covers the cleaning of the communal areas and some utility payments. Further information is available upon request.

Business Rates

According to the Government website the property has a Rateable Value of TBC. The UBR for 2022/23 is 49.9p in the £.

Legal Costs

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

Energy Performance Certificate

The Rating for this property is:



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.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.