

Cheam - 49 The Broadway, Sutton, Surrey SM3 8BL
Retail Shop & Studio Flat To Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Cheam - 49 The Broadway, Sutton, Surrey SM3 8BL

Retail Shop & Studio Flat To Rent



Property Features:

- Comprises retail shop previously t/a massage parlour with ancillary accommodation at basement and studio flat at first floor
- The property is Grade II Listed
- Prime central location within Cheam Village
- VAT is NOT applicable to this property
- Retail frontage benefits from large ground floor windows on all sides
- 5-minute walk from Cheam Train Station
- Occupiers nearby include Waitrose, Café Nero, and Sainsburys, amongst others.



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Property Description:

The property is arranged as a ground floor shop previously t/a massage parlour. There is a cellar below and internally accessed studio flat on the first floor with separate kitchen and shower room, providing the following accommodation and dimensions:

Ground Floor: 40 sq m (430 sq ft)

Reception Area, Kitchenette, 2 Rooms

Cellar/Storage: 8 sq m (86 sq ft)

First Floor Studio: 22 sq m (237 sq ft)

Living Room/Bedroom, Kitchen, Bathroom/WC

Total net internal area: 70 sq m (753 sq ft)



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Rateable Value:

Business Rates: £4,900 per annum

Rates Payable: £0*

*Note - Small business rates relief available (subject to terms)

Terms:

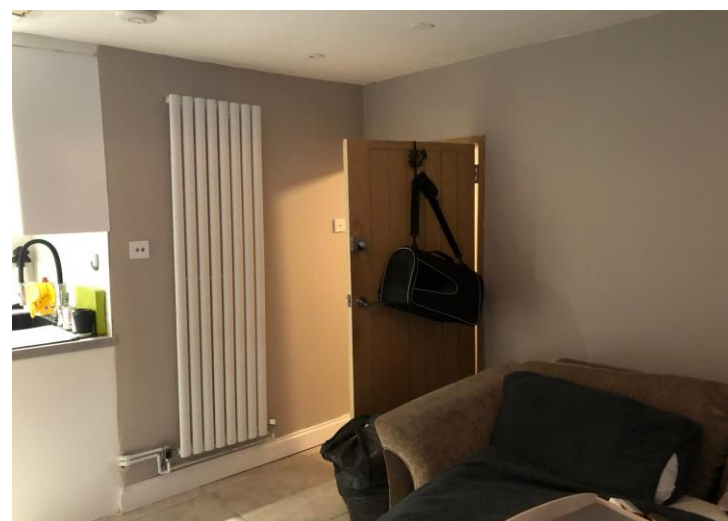
Available on a new lease with terms to be agreed by negotiation

Rent: £450 per week (PCM: £1,950)

Deposit: £5.850 (3 months)

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



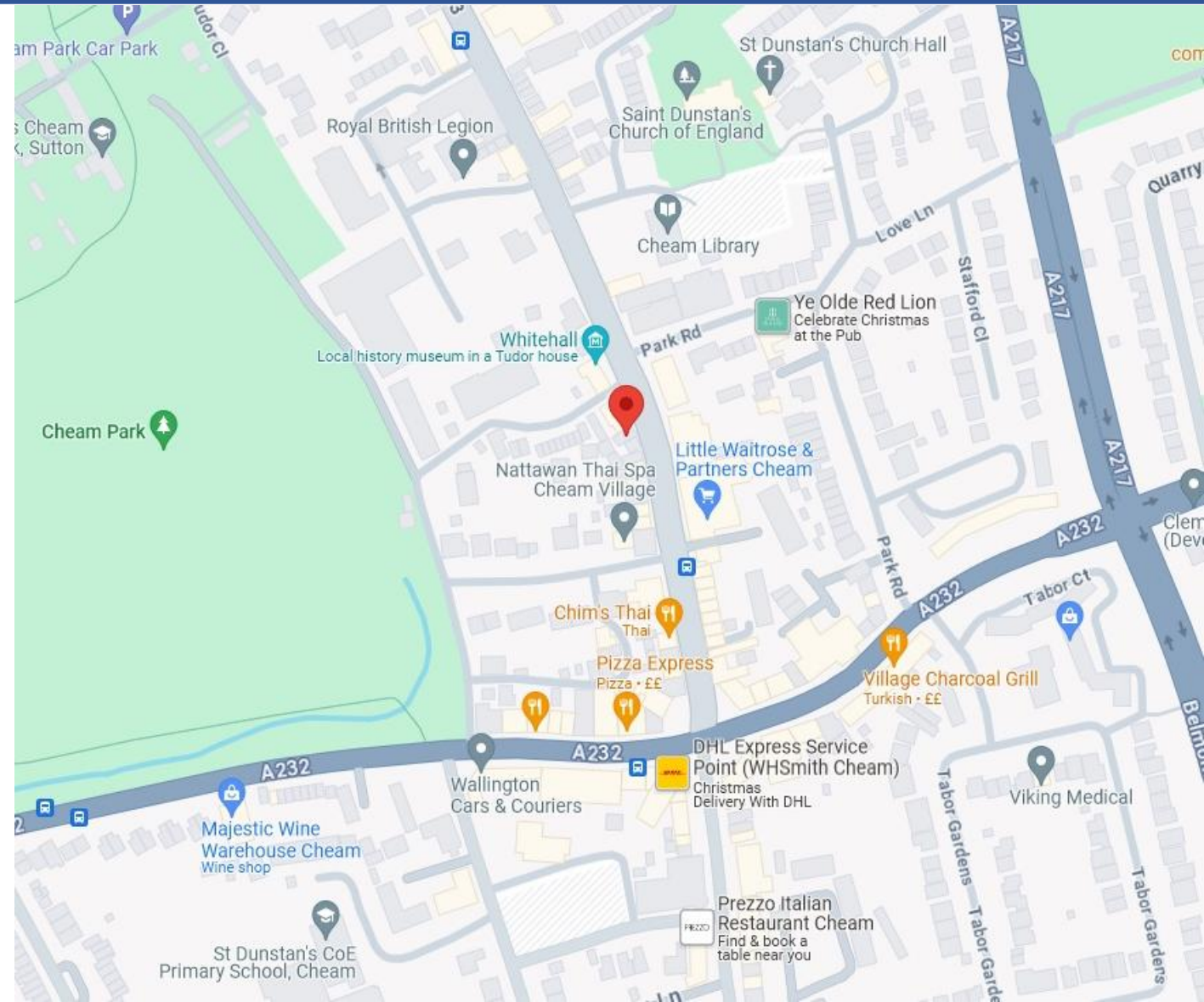
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Location:

Cheam is an area in the west of the London Borough of Sutton, within Greater London. Cheam is 10.9 miles (17.5 km) southwest of Charing Cross. It is divided into two main areas, North Cheam and Cheam Village, both of which are centred on retail districts. Cheam is bordered by Worcester Park to the north-west, Morden to the north-east, Sutton to the east, Ewell to the west and Banstead and Belmont to the south. Cheam Village is centred on the crossroads between Sutton, North Cheam, South Cheam and Ewell. As well as bus services, it is served by Cheam mainline station which is in London Travelcard Zone 5 and one stop from Sutton, about 1 mile (1.6 km) away, and two from Epsom, about 3 miles (4.8 km) away. Services from Cheam to central London include direct trains to Victoria which take about 30 minutes. The property is located in a prime central location within 5-minute walk from Cheam Train Station. Occupiers nearby include Waitrose, Sainsbury's and Tesco, amongst many more local traders.

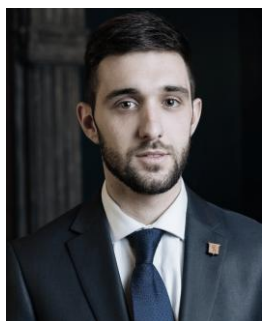


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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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