

Hooper

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# LOCK UP SHOP TO LET IN THE HEART OF CHEAM VILLAGE

25 STATION WAY  
CHEAM SURREY SM3 8SD

## LOCATION

The property is situated in the heart of the town centre, a short distance from the junction of Station Way with the High Street, close to multiples including W H Smiths and Boots the Chemist.



## **DESCRIPTION**

The property comprises lockup shop premises that have previously been trading as a men's outfitters. The shop front features a recessed entrance door and a split level trading area, being slightly raised at the rear, with a rear stockroom, plus WC.

## **ACCOMMODATION**

<b>Frontage</b>	<b>3.5 m (11' 6")</b>
<b>Internal Width</b>	<b>3.28 m (10'9") widening slightly to 3.48 m (11' 3")</b>
<b>Retail Depth</b>	<b>14.99 m (49'2")</b>
<b>Sales Area</b>	<b>47.8 m<sup>2</sup> (514 ft.<sup>2</sup>)</b>
<b>Stockroom</b>	<b>3.22 m<sup>2</sup> (35 ft.<sup>2</sup>)</b>

**Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.**

## **TENURE**

Available to let on a new lease on full repairing and insuring terms for a term to be agreed, suggested to be 8 or 12 years, with 4 year rent reviews.

The property will be available for occupation from 25 March 2012.

## **USE/PLANNING**

We understand the property currently falls within class A1 of the Current Town and Country (Use Classes) Order, but prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

Note: The shop would suit various A1 retail uses (but not the following which are already present in the landlord's parade: Wool & Sewing Supplies, Ladies' clothing sales, Men's Hairdressing, Chiropractics & Physiotherapy, Sale of Fireplaces, Sweetshop, Ceramics-making shop.

## **RENT**

**£10,500 (ten thousand five hundred pounds)** per annum exclusive, payable quarterly in advance on the usual quarter days.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the 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 part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.