

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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A2 SHOP LEASE AVAILABLE

LOCATED FRONTING LONDON ROAD IN NORTH CHEAM AND AVAILABLE BY WAY OF A LEASE ASSIGNMENT OR UNDERLEASE

483 LONDON ROAD NORTH CHEAM **SURREY**

LOCATION

The property is situated fronting London Road North Cheam at the southern end of the trading pitch and forming part of a secondary parade. London Road North Cheam is a main commuter route linking North Cheam with Morden to the north and Stoneleigh and Ewell to the south and the property benefits from considerable passing vehicular traffic particularly during the rush hour periods. The property is within close proximity of a busy crossroads and there is an amount of redevelopment going on in the vicinity which should improve the retail mix. The surrounding area is an extremely densely populated residential catchment which the property would be in a position to service.

DESCRIPTION

The property comprises a ground floor lock up shop and rear yard with vehicular access. The property, most recently used as a bookmakers, has a suspended ceiling, air conditioning (not tested) and is currently fitted with three internal WC's including a disabled WC. To the rear of the property is a yard area with vehicular access from a service road which may provide off-road parking for potential occupiers' vehicles. This yard appears to be subject to a pedestrian right-of-way.

ACCOMMODATION

Gross Frontage	5.63m	18'5
Internal Width	5.73m	18'8 narrowing to 4.30m (14'11) after 5.97m (19'6) and narrowing further thereafter
Maximum Shop Depth	10.45m	(34'3)
Sales Area	44.12m²	475 ft² (approx)
Plus 3 WC's and kitchen area (some of which could be removed to provide additional sales space)		
Rear Yard	58.52m²	630 ft² (approx)

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

TENURE

The property is offered by way of an assignment of an existing lease or alternatively a sub-lease within it. The existing lease runs for a term of 15 years from the 21 November 2002 and is subject to rent reviews on a 5 yearly basis. A sub-lease may be granted within this lease subject to superior landlords consent.

USE/PLANNING

We understand the property currently falls within class A2 (Retail/Office) of the Current Town and Country (Use Classes) Order and would suit a variety of trades subject to alterations within the lease which is subject to landlords consent. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

The current rent passing is **£12,000 (twelve thousand pounds)** per annum exclusive.

V.A.T.

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

SUBJECT TO CONTRACT