



PROMINENT CLASS E PREMISES - TO LET

- 644 Sq Ft (59.83 Sq M)
- £13,800 per annum exclusive

11-13 High Street, Cheam Village, Sutton, Surrey SM3 8RQ

Key Features

- Laminate flooring
- Intruder alarm
- Electric heating
- Spot lighting
- WC/Cloakroom facilities
- Kitchen
- Rear yard area

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



Description

The two-storey terraced property, with loft conversion, is of brick construction with rendered elevations beneath a pitched roof. The subject premises form the ground floor shop.

Location

The premises are situated in a prominent location on the northern side of the High Street, close to the junction with The Broadway.

Cheam Village offers a wide range of retail, restaurant and leisure facilities. Nearby occupiers include Sainsbury's Local, Costa Coffee, Prezzo, W H Smiths, Little Waitrose and Pizza Express.

Cheam benefits from excellent road communications. The A3 is within approximately 3¼ miles, whilst Junction 9 of the M25 is approximately 6½ miles and junction 8 approximately 8 miles.

Cheam British Rail Station is within close proximity, offering fast and frequent services to both London Victoria and London Bridge.

Accommodation

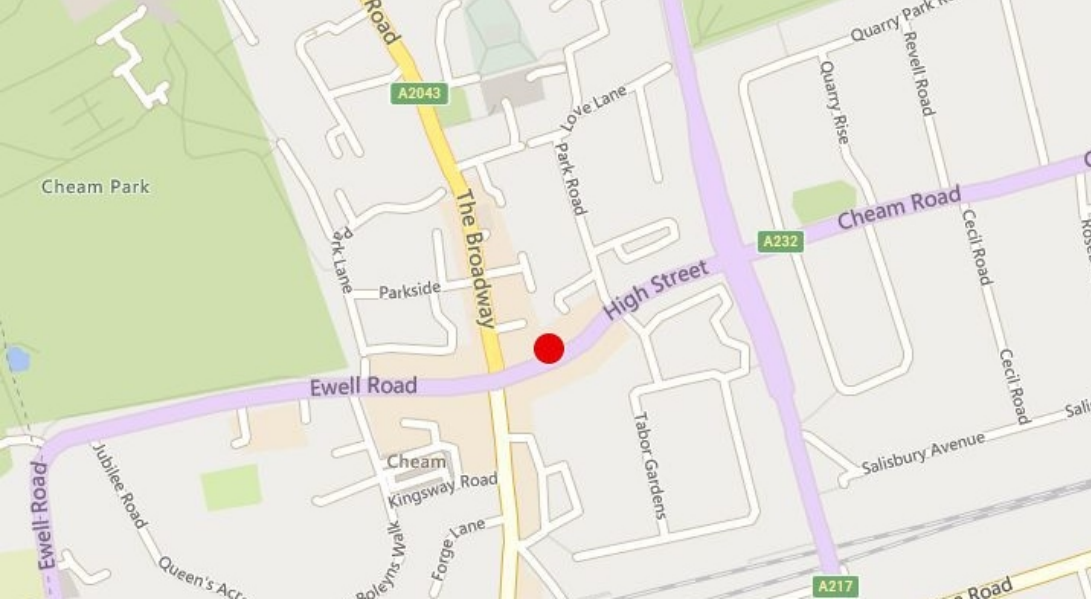
The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor Premises	644	59.83
Total Gross Internal Floor Area	644 Sq Ft	59.83 Sq M

External Area	Sq Ft	Sq M
Rear Yard	292	27.13

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

Virtual Tour - [Click here](#)



Terms

The property is currently held on a Full Repairing and Insuring Lease from 29/01/2021 for a ten year term. There is an upward only rent review at the fifth year of the term, ie 29/01/2026, along with a Tenant only break option, subject to six months' prior written notice to terminate.

Our Client is seeking to Assign their existing Leasehold interest, or grant a new Underlease for a term to be agreed.

Rent

The current passing rental is £13,800 per annum exclusive.

VAT

The property has not been elected for VAT.

Rates

According to the Government website the property has a 2023 Rateable Value of £12,750. Therefore, the rates payable for the current financial year for 2024-2025 are £1,590.56. NB: The rates actually payable may be subject to transitional relief.

EPC

The EPC rating for this property is C (74).

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez
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Paul Harwood
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