



**483 London Road, North Cheam, Surrey, SM3 8JW**  
Prominent shop and yard with vehicular access to let

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 483 London Road, North Cheam, Surrey, SM3 8JW

## Rent £17,500 per annum exclusive

### **LOCATION:**

The property is situated fronting London Road in North Cheam, forming part of a prominent secondary parade. London Road forms part of the main A24 linking Merton to Ewell and the property benefits from considerable passing vehicular traffic, much of which is obliged to stop by the traffic lights on the nearby intersection.

The property shares the vicinity with a mixture of good local and specialist trades and the property has the benefit of short-term parking bays immediately outside which encourage quick stop trade to the location. There is a service road to the rear of the block which gives vehicular access into the rear yard.

The surrounding area is an extremely densely populated residential catchment which the unit is able to service.

### **DESCRIPTION:**

The property comprises a ground floor lock-up shop, most recently occupied by a betting office. The property has a fully glazed shop

front, solid floors, newly carpeted, suspended ceiling with good quality lighting and currently has a disabled WC together with a further WC. There is a rear access into a dedicated yard which has vehicular access via a service road. This is ideal for outside storage, parking or loading. The property has been redecorated throughout and is ready to fit out. The property is considered suitable for a variety of uses.

### **ACCOMMODATION:**

Gross frontage 5.80m  
Internal width 5.75m narrowing to rear  
Maximum shop depth 10.49m  
Sales area 52.41m<sup>2</sup> (564ft<sup>2</sup>) approx.  
*(Incorporating disabled WC and small kitchenette)*  
Rear yard 61.08m<sup>2</sup> (655ft<sup>2</sup>) approx.  
*(The yard is subject to rights of access for the residential flat above.)*

### **USE/PLANNING:**

We understand the property currently falls within Class E of the latest Town & Country Planning (Use Classes) Order and is considered suitable for a variety of operations.

### **TENURE:**

The property is offered by way of a new lease, the length of which is to be negotiated.

### **RENT:**

An initial rent of £17,500 per annum exclusive is sought.

### **EPC RATING:**

The property has an EPC rating of 118 within band E.

### **BUSINESS RATES:**

The property has a ratable value of £8000. Interested parties should contact the local authority to confirm the rates PAYABLE.  
[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### **VIEWINGS:**

Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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