



6 St Dunstons Hill, Cheam, Sutton, Surrey, SM1 2UE

Established & prominent café lease for sale
020 8681 2000 | info@hnfproperty.com



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6 St Dunstons Hill, Cheam, Sutton, Surrey, SM1 2UE

£16,000 Per Annum Exclusive – Premium offers sought

LOCATION: -

The property fronts Oldfields Parade, a slip road off of St. Dunstons Hill which forms part of the A217 which is highly visible to extensive vehicular passing traffic. There are short term parking bays outside the shop promoting quick-stop trade. The property shares its location with a variety of independent trades as well as being next door to The Gander Inn pub. The surrounding area is a densely populated catchment which the location is able to service.

DESCRIPTION: -

The property comprises a ground floor shop currently fitted out as a traditional café. The property has a rear yard which can be accessed via a service road and also houses an external store. The property has an aluminum shop front and is arranged internally as food preparation and seating areas. The property has suspended ceilings, a WC, a yard and storage in the yard. Equipment is as on site (not tested).

ACCOMMODATION:

Gross frontage	3.77m (12ft)
Sales area arranged as food preparation and seating	43.81m ² (472ft ²)
Rear yard	30.767m ² (331ft ²)
External Storage	5.535m ² (60ft ²)
WC	

USE/PLANNING: -

We understand the property currently falls within Use Class E of the current Town & Country Planning (Use Classes) Order and would suit a variety of trades. Prospective purchasers/tenants are advised to make their own enquiries of the Local Planning Authority concerning the existing and potential changes of use prior to offer.

TENURE: -

The property is currently held under a lease for a term of 20 years from and including 30 July 2006, ending on 1 August 2026 subject to 5 yearly reviews.

RENT/PRICE: -

The passing rent is £16,000 (sixteen thousand pounds) per annum exclusive and a premium offer is sought for the assignment of the lease, equipment and fixtures

BUSINESS RATES: -

The property has a ratable value of £7,400. Interested parties should contact the Local Authority to confirm the rates PAYABLE. Transitional reliefs may apply.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: -

The property has a current EPC rating of D.

VAT: -

We are advised by the current leaseholder that the property is not elected to VAT.

VIEWINGS: -

Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Date: 28/11/2022



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