



## 9 Station Way, Cheam, Surrey, SM3 8SD

A highly visible and well fronted ground floor class E shop in the heart of Cheam Village. Parking available by further negotiation.

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# 9 Station Way, Cheam, Surrey, SM3 8SD

## £22,000 per annum exclusive

**LOCATION:** - The property is situated on Station Way which is at the heart of Cheam Village and a stone's throw from Cheam Train Station. Station Way is just off of the A232 connecting Sutton to Ewell. There are short term parking bays along Station Way facilitating quick stop trade, and the property is highly visible to passing pedestrian and vehicular traffic. The surrounding area is a densely populated residential catchment which the unit is able to service.

**DESCRIPTION:** - The property comprises a ground floor class E lock up shop most recently used as a dog groomer. The property is partitioned as a sales area, rear grooming area and a rear store. There is access to the unit from the rear. An off-street parking space may be available by separate negotiation.

**ACCOMMODATION:**

Frontage: 4.80m (15'9)  
Retail Area: 44.0 sq m (475 sq ft)  
Storage: 5.0 sq m (54 sq ft)  
WC:

**USE/PLANNING:** - We understand the property currently falls within Class E of the current Town and Country (Use Classes) Order.

**Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.**

**TENURE:** - The property is offered by way of a new full repairing and insuring lease, the length of which is to be negotiated.

**RENT:** - £22,000 per annum.

**EPC RATING:** - The property has an EPC rating of E.

**Business Rates:** - The property has a rateable value of £12,750. Interested parties should make their own enquiries with the local authority in respect of the rates payable.

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

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

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Viewings by prior arrangement - call our team for more information

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