

Cheam - 1, 3, 3a Park Lane & 43 The Broadway, Sutton SM3 8BN
Freehold Mixed Use With Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Cheam - 1, 3, 3a Park Lane & 43 The Broadway, Sutton SM3 8BN

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Investment Consideration:

- Purchase Price: £1,350,000
- Vacant possession.
- Development potential, subject to obtaining the necessary consents.
- VAT is NOT applicable to this property
- The plot comprises four buildings previously used as a light industrial with office and storage accommodations.
- Total area size 517 sq m (5,565 sq ft)
- 5-minute walk from Cheam Train Station
- Occupiers nearby include Waitrose, Café Nero, Sainsburys, Tesco, amongst many more local traders.



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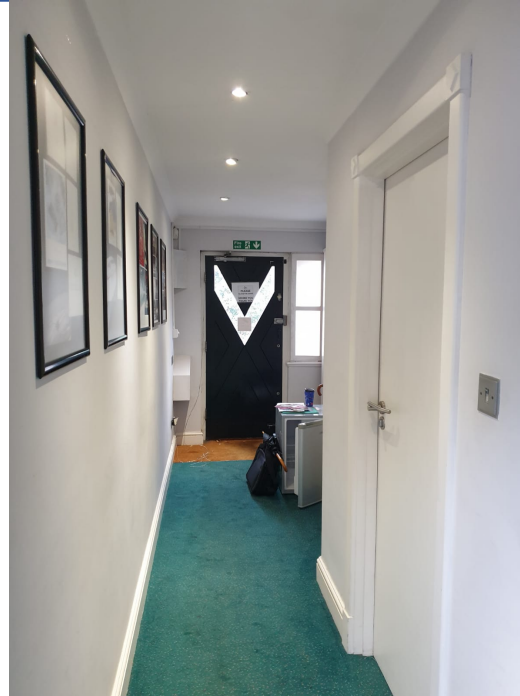


No. 1 Park Lane:

Comprises vacant semi-detached two-storey building arranged over ground and first floor, previously used as an office accommodation. Ground floor comprises 3 Rooms, Kitchenette and WC. First floor is internally accessed and comprises 2 Rooms.

The property provides the following accommodation and dimensions:

Ground Floor: 58.00 sq m (624 sq ft)
First Floor: 58.00 sq m (624 sq ft)
Total area size: 116.00 sq m (1,248 sq ft)



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No. 3 Park Lane:

Comprises vacant Grade II Listed building arranged over ground and first floor, previously used as an office accommodation. Ground floor comprises 2 rooms. First floor is accessed from the rear of the building and comprises 2 rooms.

The property provides the following accommodation and dimensions:

Ground Floor: Office	27.00 sq m	(291 sq ft)
First Floor: Office	24.00 sq m	(258 sq ft)
Total area size:	51.00 sq m	(549 sq ft)



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No. 3A Park Lane:

Comprises vacant light industrial semi-detached two-storey building. Ground floor comprises 2 rooms. First floor is accessed from the side of the building and comprises 1 room.

Total area size: 195.00 sq m (2,099 sq ft)



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No. 43 The Broadway:

Comprises vacant semi-detached two-storey building. Ground floor comprises 2 rooms. First floor is internally accessed and comprises 2 rooms.

Ground Floor: 92.00 sq m (990 sq ft)
First Floor: 63.00 sq m (678 sq ft)
Total area size: 155.00 sq m (1,668 sq ft)



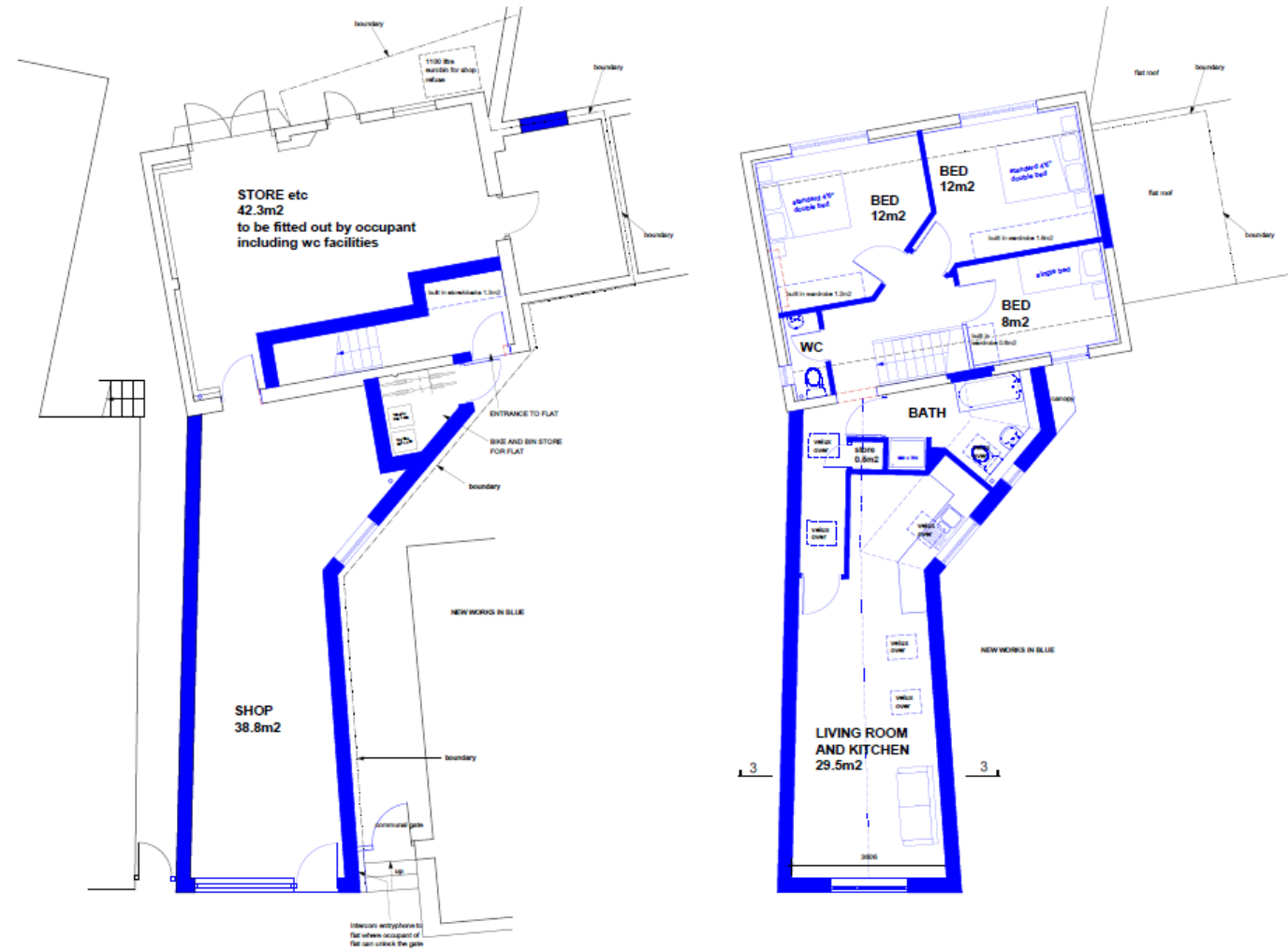
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No. 43 The Broadway:

Planning approved for development of ground floor shop and 3-Bedroom self-contained flat on the first floor.



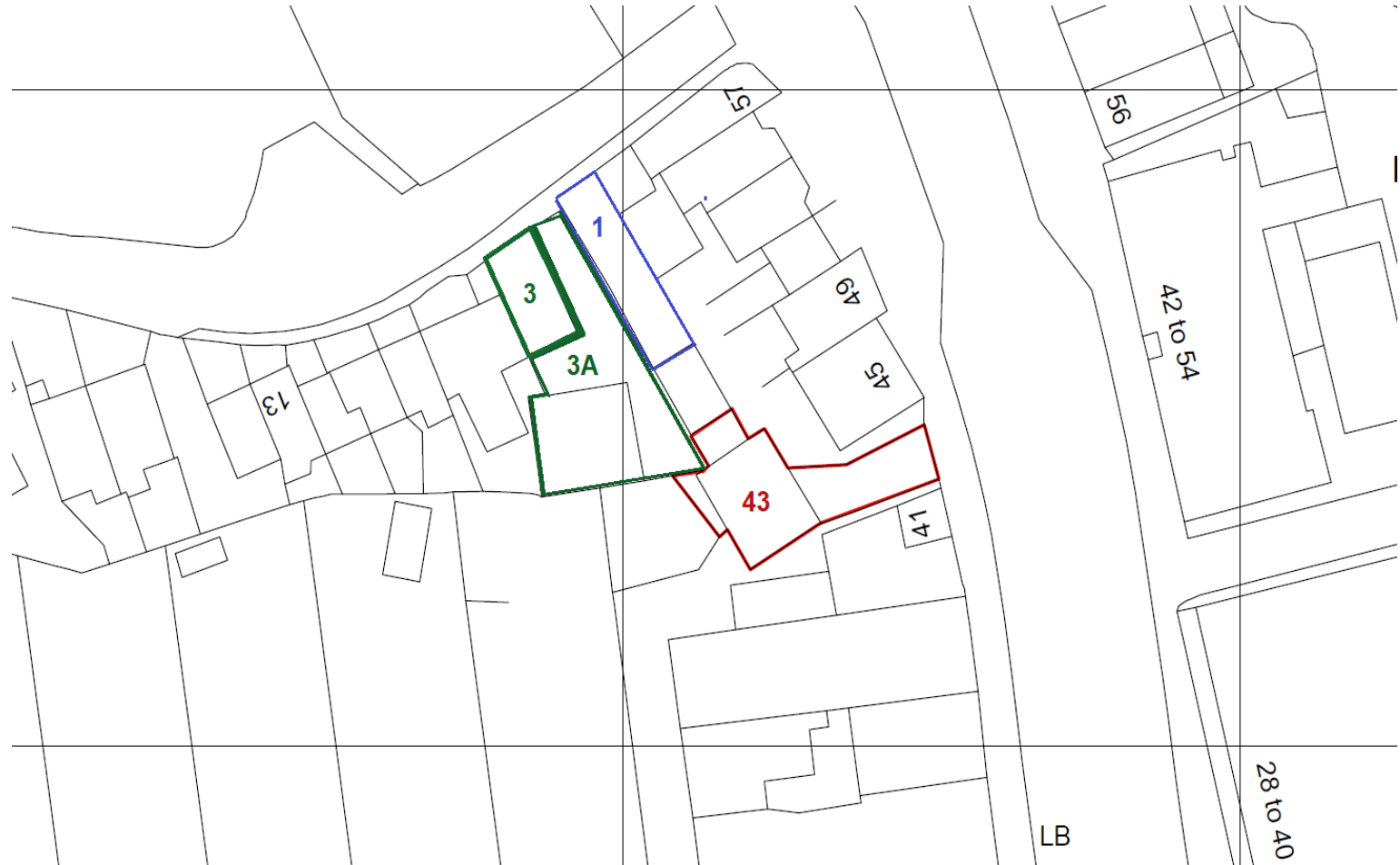
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Location:

Cheam is an area in the west of the London Borough of Sutton, within Greater London. Cheam is 10.9 miles (17.5 km) southwest of Charing Cross. It is divided into two main areas, North Cheam and Cheam Village, both of which are centred on retail districts. Cheam is bordered by Worcester Park to the north-west, Morden to the north-east, Sutton to the east, Ewell to the west and Banstead and Belmont to the south. Cheam Village is centred on the crossroads between Sutton, North Cheam, South Cheam and Ewell. As well as bus services, it is served by Cheam mainline station which is in London Travelcard Zone 5 and one stop from Sutton, about 1 mile (1.6 km) away, and two from Epsom, about 3 miles (4.8 km) away. Services from Cheam to central London include direct trains to Victoria which take about 30 minutes. The property is located in a prime central location within 5-minute walk from Cheam Train Station. Occupiers nearby include Waitrose, Sainsburys` and Tesco, amongst many more local traders.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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