

Cheam - 49 The Broadway, Sutton, Surrey SM3 8BL
Retail Shop & Studio Flat To Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Cheam - 49 The Broadway, Sutton, Surrey SM3 8BL

Retail Shop & Studio Flat To Rent



Property Features:

- Comprises retail shop previously t/a massage parlour with ancillary accommodation at basement and studio flat at first floor
- The property is Grade II Listed
- Prime central location within Cheam Village
- VAT is NOT applicable to this property
- Retail frontage benefits from large ground floor windows on all sides
- 5-minute walk from Cheam Train Station
- Occupiers nearby include Waitrose, Café Nero, and Sainsburys, amongst others.



Cheam - 49 The Broadway, Sutton, Surrey SM3 8BL

Retail Shop & Studio Flat To Rent



Property Description:

The property is arranged as a ground floor shop previously t/a massage parlour. There is a cellar below and internally accessed studio flat on the first floor with separate kitchen and shower room, providing the following accommodation and dimensions:

Ground Floor: 40 sq m (430 sq ft)

Reception Area, Kitchenette, 2 Rooms

Cellar/Storage: 8 sq m (86 sq ft)

First Floor Studio: 22 sq m (237 sq ft)

Living Room/Bedroom, Kitchen, Bathroom/WC

Total net internal area: 70 sq m (753 sq ft)



Cheam - 49 The Broadway, Sutton, Surrey SM3 8BL

Retail Shop & Studio Flat To Rent



Rateable Value:

Business Rates: £4,900 per annum

Rates Payable: £0*

*Note - Small business rates relief available (subject to terms)

Terms:

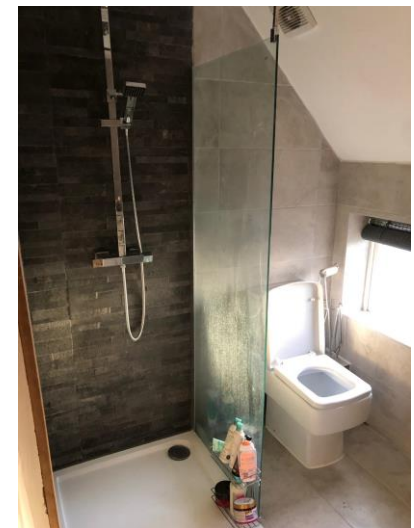
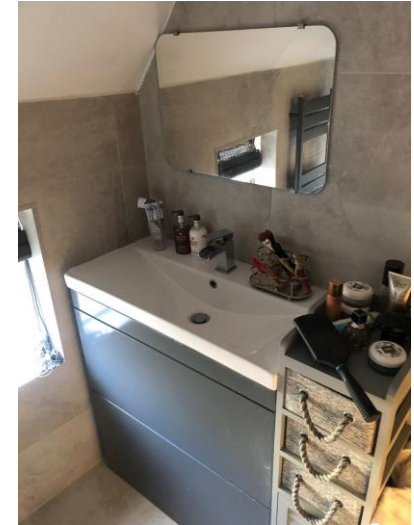
Available on a new lease with terms to be agreed by negotiation

Rent: £480.77 per week (PCM: £2,083.33)

Deposit: £6,250 (3 months)

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



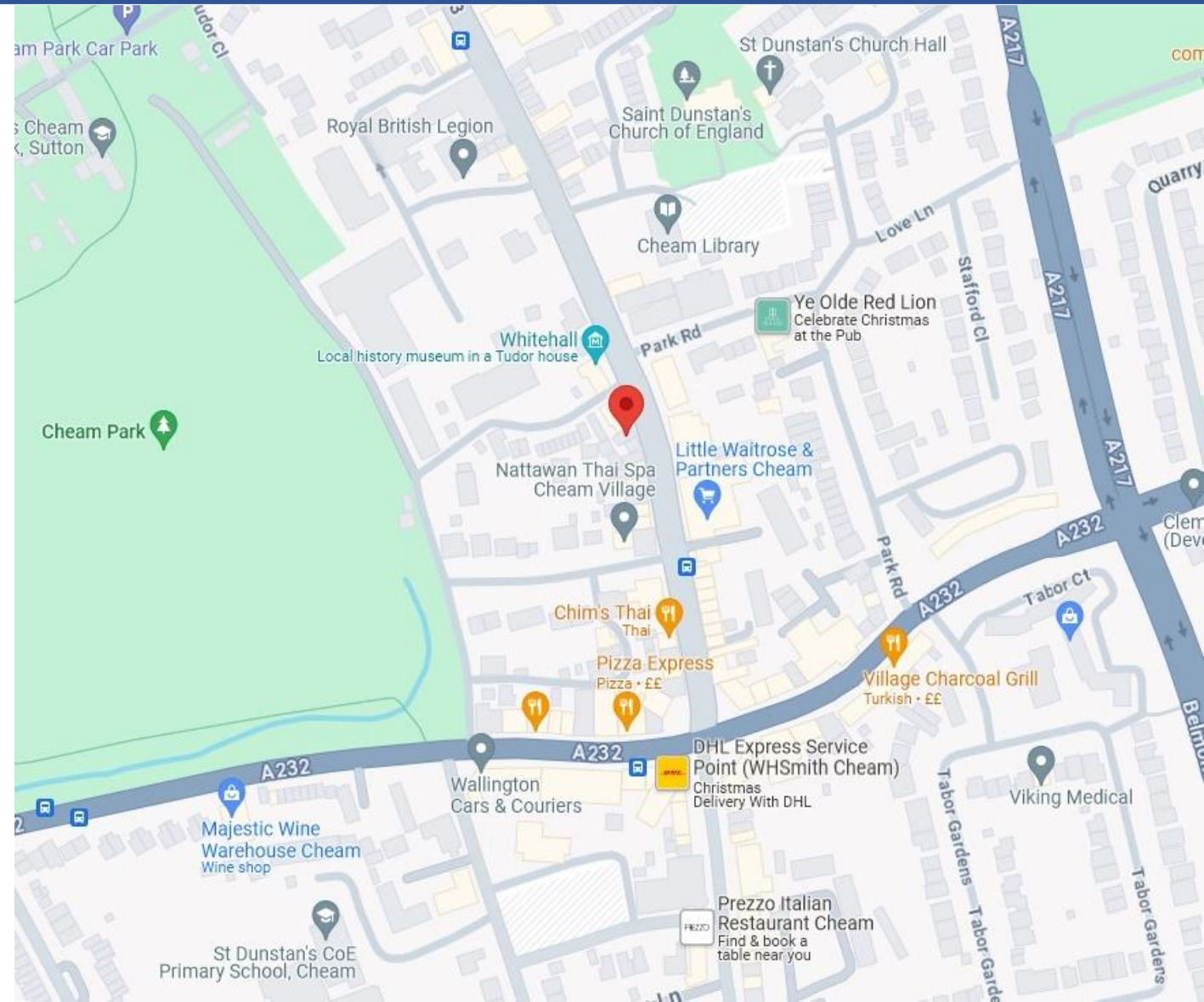
Cheam - 49 The Broadway, Sutton, Surrey SM3 8BL

Retail Shop & Studio Flat To Rent



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.



Cheam - 49 The Broadway, Sutton, Surrey SM3 8BL

Retail Shop & Studio Flat To Rent

Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.