



# 31 Station Way, Cheam, Sutton, SM3 8SD

A highly visible and well fronted ground floor Class E unit in the heart of Cheam Village. Parking/Garages available by further negotiation



020 8681 2000

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## £25,000 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 shop fronted premises. There is a front of house area, sales area, a kitchenette, and WC. There is a small side yard. The property has most recently traded as a retail shop however, is considered suitable for a variety of uses. Off-street parking spaces and garages may be available by separate negotiation. The property further benefits an electronically operated canopy at the front (not tested) and wood effect laminate flooring and a suspended ceiling.

**ACCOMMODATION:** -

Gross frontage	4.895m (16ft)
Shop width	4.895m (16ft) reducing to 4.758m (15ft)
Maximum depth	15.153m (50ft)
Sales Area	54.191m <sup>2</sup> (583ft <sup>2</sup> )
Kitchenette	
WC	
Side yard	24.7m <sup>2</sup> (265ft <sup>2</sup> )

**TENURE:** - The property is available to let on a new lease, the length of which is to be negotiated.

**RENT/PRICE:** - An initial rent of £25,000 per annum exclusive is sought.

**USE/PLANNING:** - The property currently falls within Class E of the current Town and Country Planning Use Classes Order and is considered suitable for a wide variety of trades.

**BUSINESS RATES:** - The property has a ratable value of £13,000 per annum. 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)

**EPC RATING:** - A new EPC has been commissioned and will be made available upon request.

**VAT:** - We understand that the property is not currently elected to VAT.

**VIEWINGS:** -Viewings by prior arrangement – please telephone 0208 766 0123.

020 8769 0161

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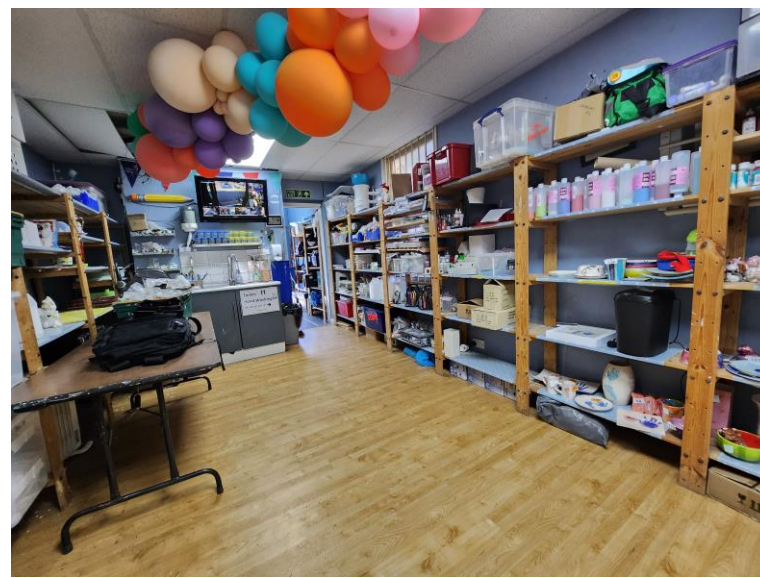
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26<sup>th</sup> June 2024



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