



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**29 The Broadway
Cheam
SM3 8BL**

TO LET/FOR SALE

Approx 1,175 sqft (109.10 sqm)

Prominent retail unit located in the popular Cheam Village on the west side of The Broadway opposite Waitrose. Historically the property has formed part of HSBC Bank, though is now available to let as a self-contained retail unit with the benefit of ancillary storage, male and female W.C's and kitchen facilities.

Retail	897 sqft	83.33 sqm
Vault Storage	137 sqft	12.70 sqm
Lobby Store	65 sqft	5.99 sqm
Kitchen	76 sqft	7.08 sqm
TOTAL	1,175 sqft	109.10 sqm

SHOP RENT £28,000 per annum exclusive

LEASE New Lease. Terms to be agreed.

FREEHOLD Price on application.



FORMER BANK TO LET/FOR SALE

www.hugginsedwards.co.uk

LOCATION

The property is well located in the attractive commercial centre of Cheam Village close to the junction with the High Street and Ewell Road. Nearby occupiers include Waitrose, Cook, and Wildwood. The property benefits from good transport links. Cheam rail station is less than 10 minutes walk away providing regular services to London Victoria via Sutton and Junction 8 of the M25 is approximately 20 minutes drive away.

RESIDENTIAL ACCOMMODATION

2 bedroom maisonette with patio area above accessed via an external staircase to the rear. Current tenant is understood to be holding over under an expired AST providing a rental income of £1,000 pcm.

PLANNING

The property now benefits from planning permission for a new shop front and internal alterations. Further details can be found on Sutton Council's planning portal; Application number: DM2018/00818

RATES

£16,000 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT

Epsom Commercial Property Department
Apex House, 10 West Street, Epsom, Surrey KT18 7RG
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DATE

June 2019

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.

FOLIO NUMBER

19745(CL)

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

79

This is how energy efficient the building is.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS**

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3 BRIDGE STREET
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