

14 Upper Mulgrave Road



Signature Law LLP

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 **Signature Law** LLP
Commissioner of Oaths

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A1/A2 SHOP TO LET

 **HUGGINS STUART
EDWARDS**

14 UPPER MULGRAVE ROAD, CHEAM VILLAGE, SM2 7AZ
£11,000 PAX

14 Upper Mulgrave Road, Cheam Village,
Surrey, SM2 7AZ

TO LET

Approx 592 sqft (55.00 sqm)

DESCRIPTION

Well-presented shop suitable for A1 retail or A2 financial and professional services. The property benefits from a good-sized window display, internal storage, kitchenette & W.C. facilities. Free on-street customer parking is available immediately outside the property for up to two hours per visit.

Sales Area	492 sqft	45.71 sqm
Internal Storage	76 sqft	7.06 sqm
Kitchenette	24 sqft	2.23 sqm
TOTAL	592 sqft	55.00 sqm

RENT

£11,000 per annum exclusive.

LEASE

New Lease, terms to be agreed.

LOCATION

The property is well positioned for local amenities in Cheam Village; an affluent commuter town. Situated on the South side of Upper Mulgrave Road, the property is within 150 yards of Cheam mainline rail station which provides regular service to London Victoria via Sutton. The M25 (Junction 8) is approximately 15 minutes drive away and access to the A3 at New Malden is less than 5 miles away.

RATES

Rateable value: £8,400 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/20).

LEGAL COSTS

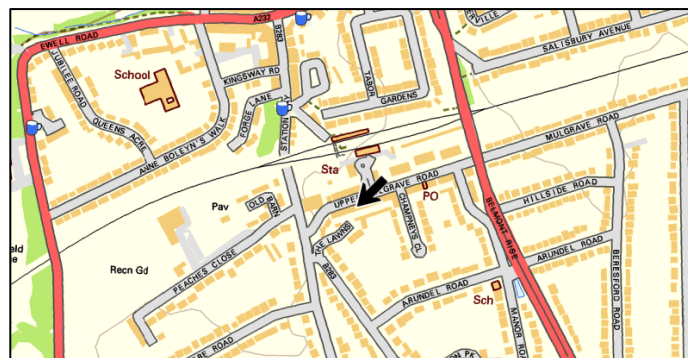
Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
Apex House, 10 West Street, Epsom, KT18 7RG
T: 01372 740555
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DATE

January 2020

FOLIO NUMBER

20058(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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