



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

5-5a The Broadway
Cheam Village
Surrey
SM3 8BH

FOR SALE

Approx Gross Internal Area:
2,013 sqft (187 sqm)

Freehold retail investment with a long established travel agent in the heart of Cheam Village. The property comprises a ground floor retail unit with basement storage let on a 10 year effective full repairing lease from 21 February 2013. The 1st floor offices are held on a 99 year lease from 15th April 1988 producing a ground rent of £100 per annum.

Shop Rental Income	£15,500 pax
Ground Rent	£100 pa.
TOTAL	£15,600 pax

PRICE £250,000 Freehold. VAT not applicable.

SHOP LEASE Village Travel Cheam Ltd hold a 10 year effective FRI lease from 21.02.2013, with a rent review at the expiry of the 5th year. Rent payable quarterly in advance.



Businesses Unaffected

www.hugginsedwards.co.uk

LOCATION

The property is prominently positioned in the centre of Cheam Village close to the junction with the High Street and Ewell Road. Nearby occupiers include, Café Nero, 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. The property also benefits from a small yard area to the rear and rights of way over a shared service road accessed via Parkside.

RATES

Ground floor & Basement rateable value: £12,250 (information taken from Valuation Office website).

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

1st floor rateable value: £8,100 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/20) (Note the long leaseholder also has an interest in 7a The Broadway which has been included as part of this rating assessment).

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT

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DATE

June 2019

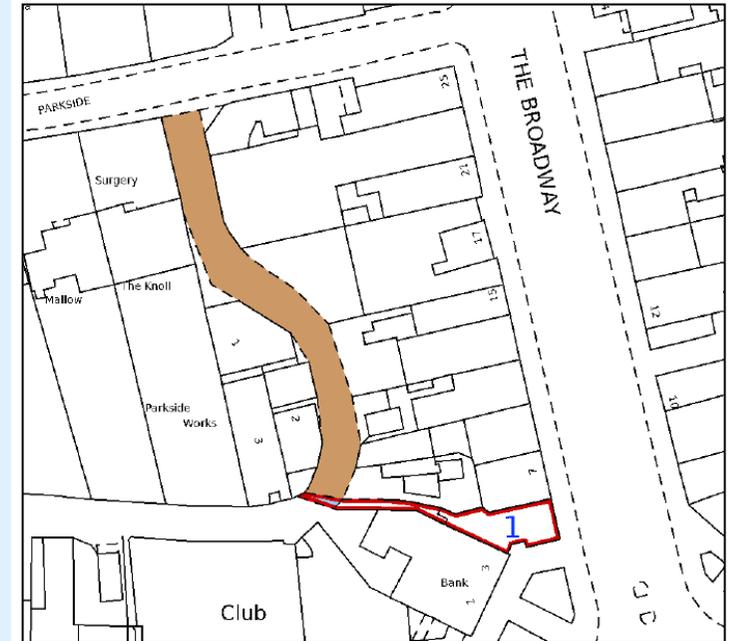
FOLIO NUMBER

20020(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.

Extract from title plan: SGL132149



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SURREY KT23 4AA
T: 01372 457011

3 BRIDGE STREET
LEATHERHEAD
SURREY KT22 8BL
T: 01372 374806

1 GROVE ROAD
SUTTON
SM1 1BB
T: 020 8642 2266

60-62 CAMBRIDGE ROAD
NEW MALDEN
SURREY KT3 3QL
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