



PROMINENT RETAIL UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

**27-29 THE BROADWAY, CHEAM VILLAGE, SM3 8BL
£55,000 PAX**

27-29 THE BROADWAY, CHEAM VILLAGE,
SM3 8BL

TO LET

DESCRIPTION

The property comprises a double-fronted ground floor A1/A2 retail unit benefitting from a large sales area, ancillary offices, storage and a kitchen plus male and female W.Cs. There is a small enclosed yard area to the rear of 27 which, subject to consents, could be extended into to provide further accommodation.

Sales Area	1,793 sqft	166.58 sqm
Storage	438 sqft	40.69 sqm
Kitchen	76 sqft	7.06 sqm
TOTAL	2,307 sqft	214.33 sqm

RENT

£55,000 per annum exclusive

LEASE

New Lease. Terms to be agreed.

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, Café Nero 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.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

PLANNING CONSENT

Planning consent was granted in August 2018 for a new shop front for 29 The Broadway. Further information can be found on Sutton Council's planning portal. Application no: DM2018/00818.

CONTACT

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DATE

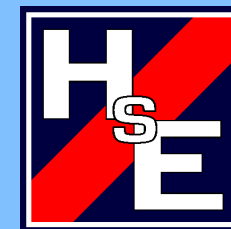
January 2020

FOLIO NUMBER

20083(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the right.



HUGGINS STUART EDWARDS

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REFERENCE

20083(CL) – January 2020.

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