

PRIME CLASS E OPPORTUNITY

CHEAM 38 THE BROADWAY



Cheam is an attractive and sough-after southwest London suburb located in the London Borough of Sutton, approximately 13 miles from Central London.

Cheam is an affluent London Village, home to a mix of local independent retailers and national operators and convenience stores.

The premises are situated in a prime location immediately adjoining Smith & Byford. Nearby occupiers include Cook Food, Little Waitrose, WH Smith and Caffe Nero.

Accommodation

The premise is arranged on ground floor, comprising the following approximate area:

Ground Floor (approx) 707 sq ft (65.7 sq m)

Lease

The premises are available on a new effectively FRI lease for a term of years to be agreed.

Rent

£22,500

per annum exclusive.

Service Charge

The service charge for the current financial year is £TBC per annum exclusive.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value £13,000 **UBR (25/26)** 0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Sophie Marich 07375 625623

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Alex Murray 07498 269560

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50 metres

Experian Goad Plan Created: 06/01/2025 Created By: Green and Partners

