

## DOUBLE FRONTED RETAIL SHOP/SHOWROOM WITH REAR YARD AREAS TO LET



**462-464 London Road, North Cheam, Surrey, SM3 8JB**

### **Type**

Double fronted retail shop/showroom with vehicular access to two enclosed rear yard areas.

### **Area**

Net Internal Area – 1,225 square feet  
(114 square metres)

### **Lease**

A brand new full repairing and insuring Lease for a term of years to be agreed.

### **Business Rates**

Approximately £7,500 for the year ending 31<sup>st</sup> March 2022.

### **Rent**

£28,000 per annum exclusive.

### **Planning**

Planning Use Class 'E'.

### **Further Details/Viewing**

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381.

[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)

**Misrepresentation Act 1967:** These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

- LOCATION:** The shop/showroom is prominently situated close by to the busy traffic junction of the A24 London Road with Malden Road in North Cheam.
- There are free customer car parking bays directly in front of the property.
- DESCRIPTION:** A double fronted retail shop/showroom premises comprising two inter-connecting retail shops both with enclosed rear yard areas accessed via a service road from the side/rear of the block.
- The shop/showroom comprises the following areas/dimension: -
- |                          |   |                          |                            |
|--------------------------|---|--------------------------|----------------------------|
| Gross Frontage           | - | 37'                      | (11.27m)                   |
| Internal Width           | - | 35'                      | (10.67 m)                  |
| Shop Depth               | - | 39'                      | (11.87m)                   |
| <b>Net Internal Area</b> | - | <b>1,225 square feet</b> | <b>(114 square metres)</b> |
- To the rear of the property, there is vehicular access to two enclosed yard areas (17' width by 14' depth each) suitable for loading purposes.
- PLANNING:** The premises has the benefit of the new 'E' Planning Use Class. Retail, Office and Restaurant/Café Uses will all be permitted.
- BUSINESS RATES:** The annual business rates payable for the year ending 31<sup>st</sup> March 2022 are approximately £7,500.
- LEASE:** The premises are offered on a brand new full repairing and insuring Lease for a term of years to be agreed.
- RENT:** £28,000 per annum exclusive.
- EPC:** An EPC has been commissioned and will be made available to interested parties.
- LEGAL COSTS:** Each party to cover their own legal costs.
- FURTHER DETAILS/  
VIEWING:** Strictly by appointment with Sole Agents, Wallakers Commercial, on 020 8399 5381.
- Seamus Mullaney: [smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)