MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

503 LONDON ROAD, NORTH CHEAM, SM3 8JR

SUMMARY

- **1,400 sq ft (130.11 sq m)**
- **Prominent Location**
- **Class E Use**
- **To Let**
- **Rent: £28,000 per annum excl.**
- **Available on a new FRI lease, on terms to be agreed.**

AMENITIES

- **Air Cooling**
- **Electric Roller Shutter**
- **Good Window Frontage**
- **Kitchen**
- **Rear Service Road**
- **Two Toilets**

020 8940 2266
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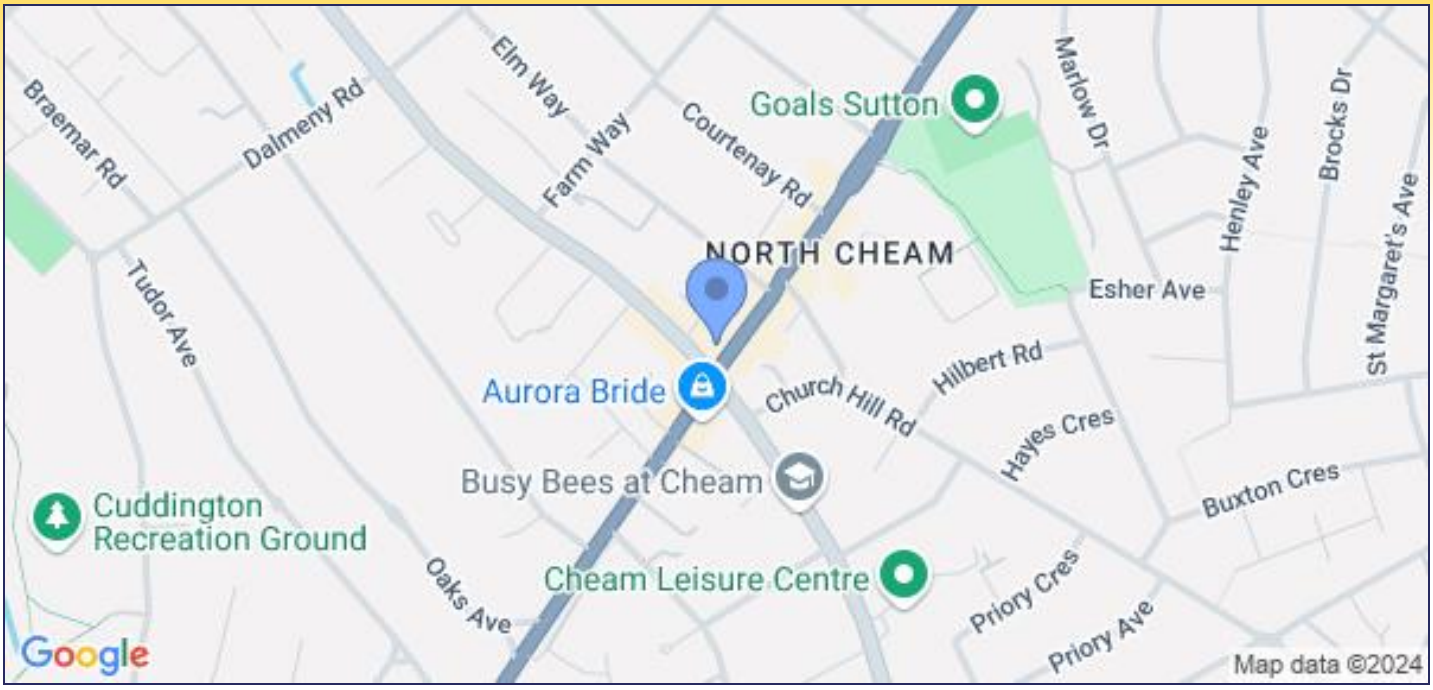
www.martincampbell.co.uk



LOCATION

North Cheam is a popular commuter suburb approximately 10 miles south west of central London. The area benefits from excellent road communications being on the A24 which provides direct access to the M25. The property is prominently located at the junction of the A24 with Cheam Common Road. Nearby traders include WH Smith/Post Office, Costa, Greggs together with a Sainsburys Superstore.

DESCRIPTION

The premises comprise a regular shaped unit which is mainly in open plan format and there is a kitchen/staff area to the rear. In addition there are two WCs. There is vehicle access to the rear yard which provides servicing. The unit benefits from good wide shop front.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	1,400 sq ft (130.11 sq m)
Total	**1,400 sq ft (130 sq m)**

LEASE / TERM

Available on a new FRI lease, on terms to be agreed.

RENT

£28,000 per annum excl.

RATES

We note from the VOA website that the premises has a Rateable Value of £18,000.

VAT

VAT is not applicable

EPC RATING

C (66)

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 4759. Date: 2024