

SHOP TO LET

Prominent corner location

2 Ewell Road, Cheam Village, London, SM3 8BU



- Prime corner location
- Central location in the village
- Class E use
- Very prominent unit
- Affluent area

CONTACT

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LOCATION

The subject property is located in a very prominent location in the centre of Cheam Village at the crossroads of Ewell Road, The Broadway, High Street and Station Way. The property is located in the Cheam Village Conservation Area. Cheam Station is approximately a 5 minute walk away

NEARBY OCCUPIERS

Little Waitrose, Pizza Express, Caffe Nero, Costa Coffee, TG Jones, Sainsbury together with numerous quality local independent traders.

ACCOMMODATION

The subject property is arranged on ground floor. To the rear there is a small open area accessed from the kitchenette. The retail unit benefits from two glazed frontages and extends to the following approximate net internal floor areas:-

Ground floor sales	514 sqft	47.75 sqm
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Areas provided by the Landlord

A floor plan is available on request.



LEASE TERMS

The premises are available by way of a new effective FRI lease with 5 yearly upward only rent reviews for a term to be agreed. The lease will be granted inside the L & T Act 1954

QUOTING RENT

£25,000 pax. Subject to status personal guarantees and a rent deposit will be required

VAT

The property is elected for VAT

BUSINESS RATES

Rateable value £5,800.

Interested parties should confirm the actual rates payable with the local authority. The property is elected for VAT

USE

Class E

TIMING

On completion of legal formalities. Subject to vacant possession.

LEGAL COSTS

Each party to be responsible for their own costs.

EPC

Band C

Subject to Contract.

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