



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

21 The Broadway
Cheam
Surrey
SM3 8BH

TO LET

Approx 755 sqft (70.11 sqm)

Opportunity to occupy a retail unit in a prominent position in the heart of Cheam Village. The property benefits from a large open plan retail area with good display, considerable ceiling height, a W.C and ancillary storage. The property is available on a new lease and has been recently refurbished.

Retail	563 sqft	52.30 sqm
Ancillary Storage	192 sqft	17.81 sqm
TOTAL	755 sqft	70.11 sqm

RENT £19,000 per annum exclusive

LEASE New Lease, terms to be agreed.



SHOP TO LET

www.hugginsedwards.co.uk

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, Wildwood and Santander. 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.

RATES

Rateable value: £11,500 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

LEGAL COSTS

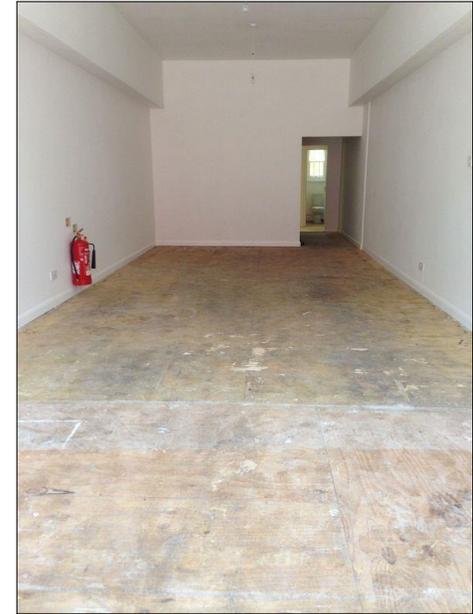
Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT

Epsom Commercial Property Department
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DATE

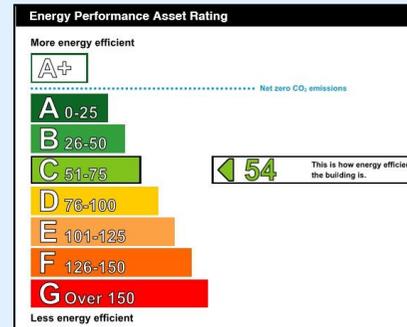
April 2019

FOLIO NUMBER

19915(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
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