



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

## 14 Upper Mulgrave Road Cheam Village **TO LET**

Approx 592 sqft (55.00 sqm)

Well-presented shop suitable for A1 retail or A2 financial and professional services. The property benefits from a good-sized window display, internal storage, kitchenette & W.C. facilities. Free on-street customer parking is available immediately outside the property for up to two hours per visit.

Sales Area	492 sqft	45.71 sqm
Internal Storage	76 sqft	7.06 sqm
Kitchenette	24 sqft	2.23 sqm
<b>TOTAL</b>	<b>592 sqft</b>	<b>55.00 sqm</b>

**RENT** £11,000 per annum exclusive

**LEASE** New Lease, terms to be agreed.



[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## LOCATION

The property is well positioned for local amenities in Cheam Village; an affluent commuter town. Situated on the South side of Upper Mulgrave Road, the property is within 150 yards of Cheam mainline rail station which provides regular service to London Victoria via Sutton. The M25 (Junction 8) is approximately 15 minutes drive away and access to the A3 at New Malden is less than 5 miles away.

## RATES

Rateable value: £8,400 (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  
Apex House, 10 West Street, Epsom, Surrey KT18 7RG  
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## DATE

September 2019

## FOLIO NUMBER

20058(CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS  
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