

TO LET – Retail Unit

2 Station Way, Cheam, Sutton SM3 8SW

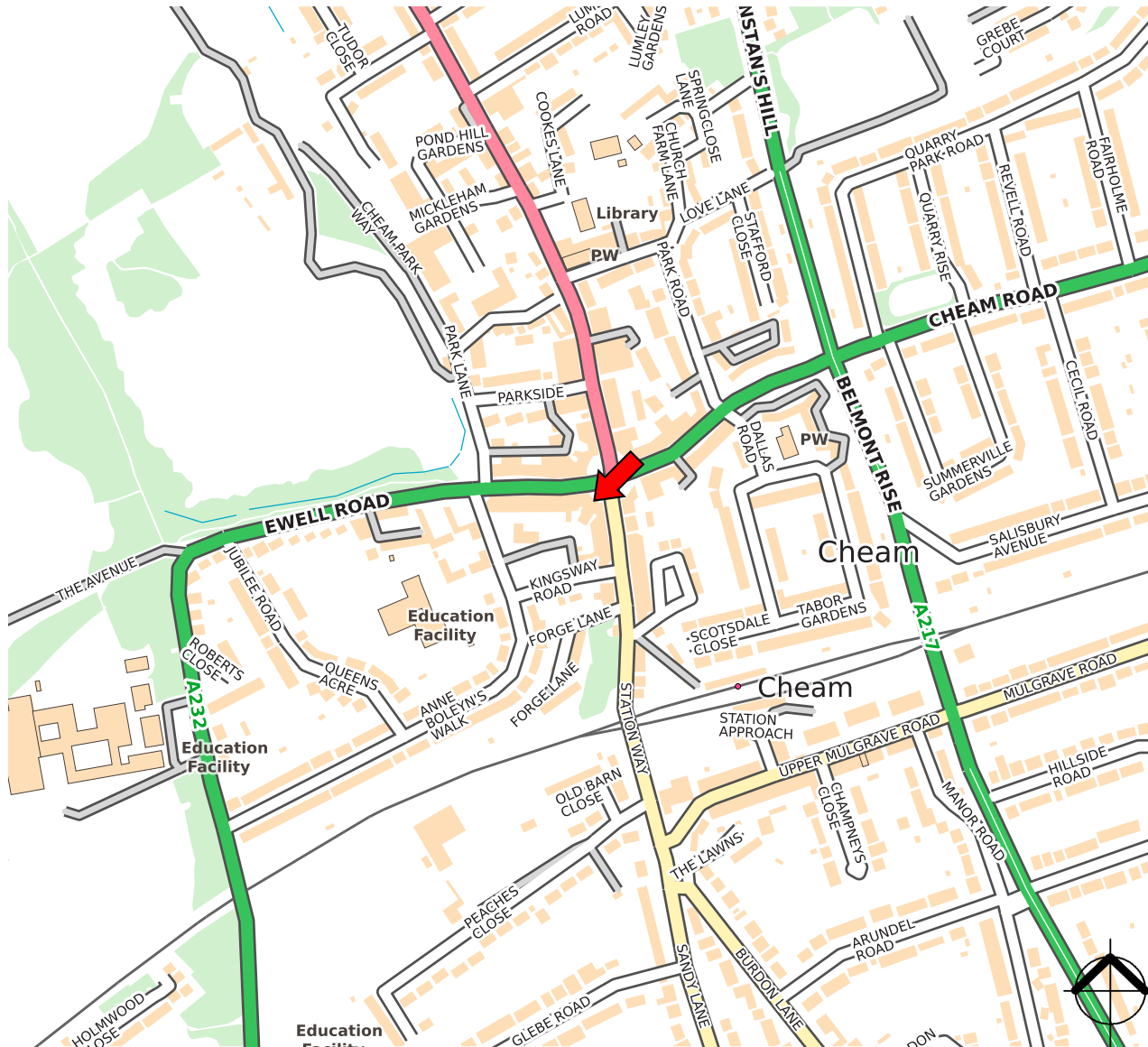


- Self-Contained Unit
- 1,526 sq ft (NIA)
- Prominent Pitch

- Popular Area
- Close to Cheam Station

LOCATION

The property is located on Station Way in the centre of Cheam, Sutton. It benefits from Cheam Station (Southern line) nearby, multiple bus services connecting the wider area and sits just off the A232 linking Sutton to Ewell. There is ample parking in Cheam with short term bays on Station Way and long stay parking in Kingsway Road Car Park behind the subject property. Other nearby local occupiers include Pizza Express, Waitrose, Sainsbury's, Costa Coffee and a number of independent businesses.



DESCRIPTION

The self-contained shop is arranged over ground floor and benefits from suspended ceiling, Air Conditioning, kitchen, WCs and storage space to the rear. The previous occupier was Boots Pharmacy.

ACCOMMODATION

We have measured the property on net internal basis and calculated the following areas:

Areas	Sq M	Sq Ft
Main shop	72.1	776
Rear shop	35	377
Kitchen	10.10	109
Storage	24.60	265
Total	141.80	1,526

RATEABLE VALUE

Interest parties are advised to confirm this with the local authority

PLANNING

Use Class E

VAT

TBC

ENERGY PERFORMANCE CERTIFICATE

D - 85

QUOTING RENT

£45,000 per annum

TENURE

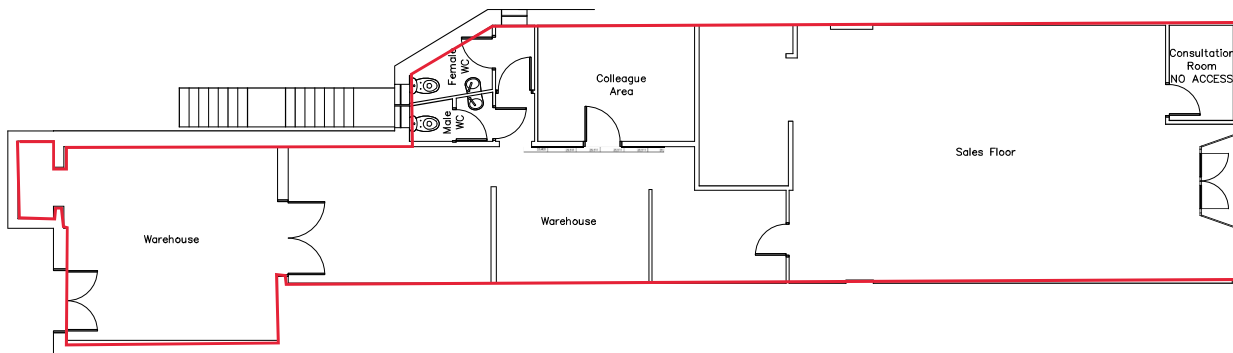
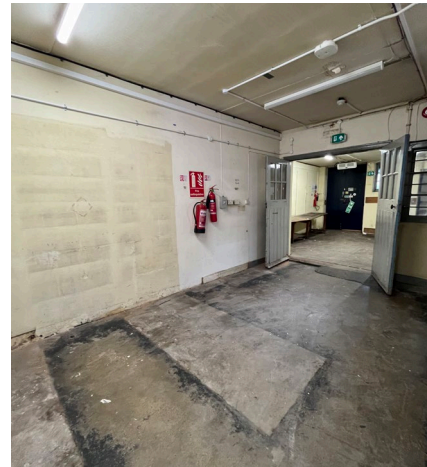
New lease direct from the landlord

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction

VIEWING

Strictly through the sole letting agents



GROUND FLOOR PLAN

To arrange a viewing please contact:



Zak Los
zak.los@g-s.co.uk
07392 087 514



Keith Watters
Keith.Watters@g-s.co.uk
07714 846 629

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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6. Date of Publication: March 2025