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TO LET

GROUND & FIRST FLOOR CLASS E UNIT – 1,023 SQ FT (95.03 SQ M)
1A CHEAM ROAD, SUTTON SM1 1SN

DESCRIPTION

Commercial unit arranged over ground and first floors suitable for retail or office uses and was previously occupied by a tuition operator. The unit benefits from kitchenette and WC facilities.

LOCATION

The property is located in Sutton.

The property fronts Cheam Road, within Sutton Town Centre. Sutton Railway Station is approximately 0.1 miles to the south providing services to London Bridge, London St Pancras, London Victoria, Clapham Junction, Wimbledon and Epsom.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground	198	18.39
First	825	76.64
TOTAL	1,023	95.03

AMENITIES / OPPORTUNITY

- Ground and first floor commercial unit.
- Suitable for retail or office uses.
- Located on Cheam Road, Sutton.
- 0.1 miles from Sutton Railway Station.

RENT

£17,500 per annum.

TENURE

The property is available on a new FRI lease for a term to be agreed.

RATES

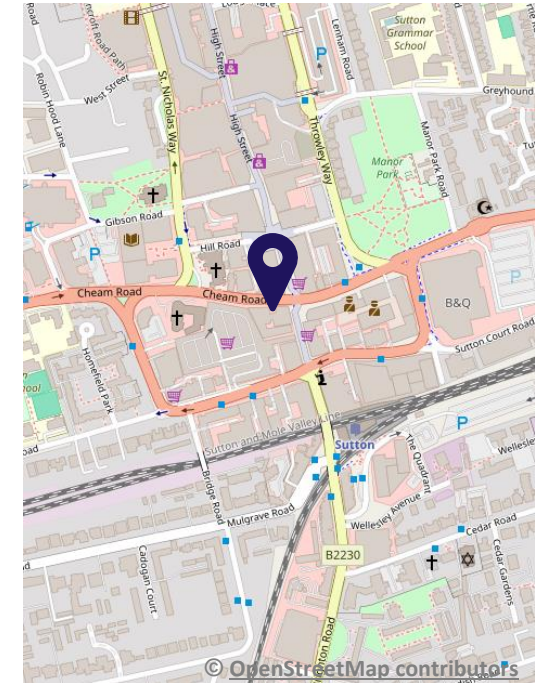
The property has a Rateable Value of £11,250.

VAT

VAT will be not be charged.

EPC

The property has an EPC Rating E.



VIEWINGS

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