# 546/546a London Road,

# North Cheam, Surrey SM3 9AA

Freehold Retail & Residential Investment in Affluent Greater London Suburb



- · Shop let on new 15 year lease renewal (No Breaks)
- · Shop tenant in occupation since 2008
- · Includes a large self-contained recently refurbished 3 bedroom maisonette above let on AST
- · VAT-free Investment

#### Location

3 miles north east of Epsom

6 miles west of Croydon

12 miles south-west of Central London

Roads: A24, A2043

Cheam Rail (39 minutes to London Victoria)

Worcester Park Rail Station (29 mins to London

Waterloo)

London Airports: Heathrow (11 miles), Gatwick (18 miles), City (15 miles)

#### Situation

Cheam is an affluent London commuter suburb located 6 miles west of Croydon, 3 miles north east of Epsom and 12 miles south west of Central London. The property is situated in North Cheam in a prominent location on London Road (A24), near its junction with Cheam Common Road/Malden Road (A2043). Nearby occupiers include Sainsbury's, McDonalds, Costa, Pizza Hut, Greggs and a variety of local retailers.

The property comprises a ground floor shop with a large 3 bedroom recently refurbished maisonette above on the first &second floors. The maisonette is accessed separately from

### Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

#### **Six Week Completion**

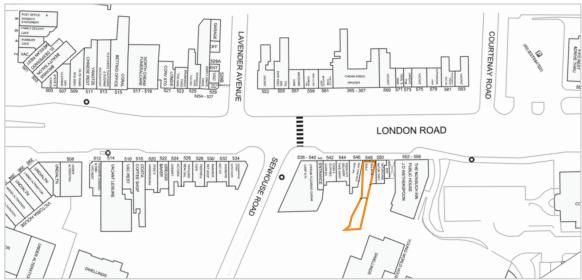
### **Energy Performance Certificate**

See legal pack at www.acuitus.co.uk

# Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	47.06 sq m	(506 sq ft)	C X CAO and A P CAO (t/a New York Nails) (2)	15 years from 25/06/2021	£16,000 (1)	25/06/2026 & 25/06/2031
First & Second Residential 3 E		3 Bedro	ooms	INDIVIDUAL	1 year AST from 13/04/2019 at £925 pcm	£11,100	
Total Commercial Area		47.06 sq m plus a 3 bed	(506 sq ft) maisonette			£27,100 (1)	

(1) The lease is subject to fixed rental increases over the first five years of the term, commencing at £10,000 pa for year 1 and rising to £16,000 pa by year 5. The Vendor has agreed to adjust the completion monies, so that the property effectively produces £16,000 pa from completion of the sale until the fixed rental increase at the commencement of year 5-please see Special Conditions of Sale. (2) The tenant has been in occupation since 2008 & a rent deposit of £6,250 is held.



#### Acuitus

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## Seller's Solicitors: Irwin Mitchell LLP **Lucy Barber** +44 (0)7425 620424

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