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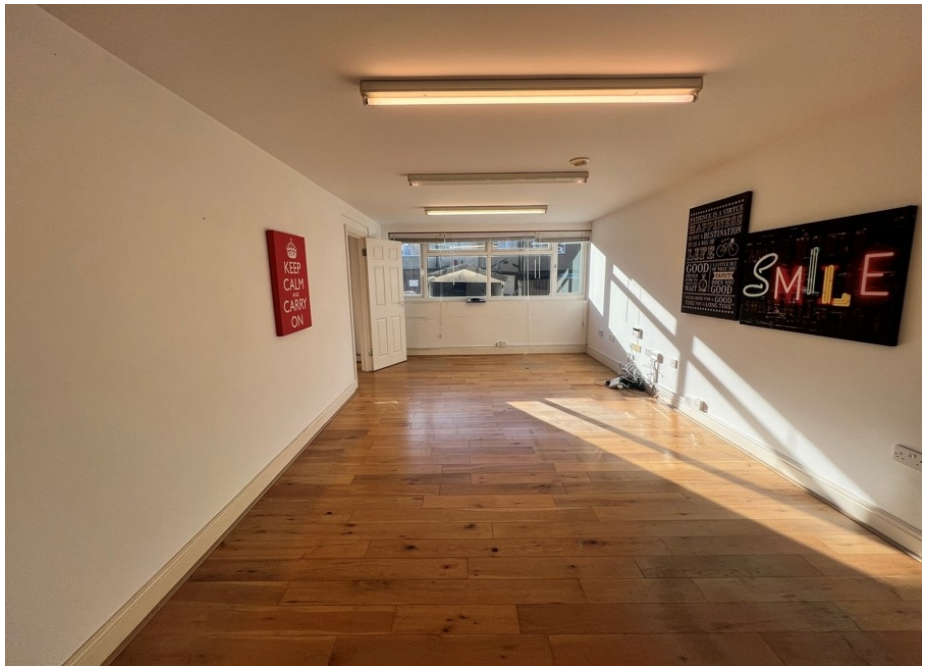
GROUND FLOOR OFFICES, WITH 1 PARKING SPACE - LONG LEASEHOLD FOR SALE

- 615 Sq Ft (57.13 Sq M)
- Offers in Excess of £150,000

Suite A Tygan House, The Broadway, Cheam, Sutton, Surrey SM3 8AY

Key Features

- Laminate flooring
- Electric heating
- Strip lighting
- Ladies/gents WC facilities
- Kitchenette
- One on-site parking space



Description

The ground floor end-of-terrace offices form part of a two-storey brick built building, beneath a pitched tiled roof, and benefits from one car parking space.

Location

Tygan House is located off the eastern side of The Broadway in Cheam Village, close to its crossroads junction where Ewell Road and High Street meet.

Cheam British Rail Station is within close vicinity, offering fast and frequent services to both London Victoria and London Bridge. Cheam Village offers a wide range of retail, restaurant and leisure facilities.

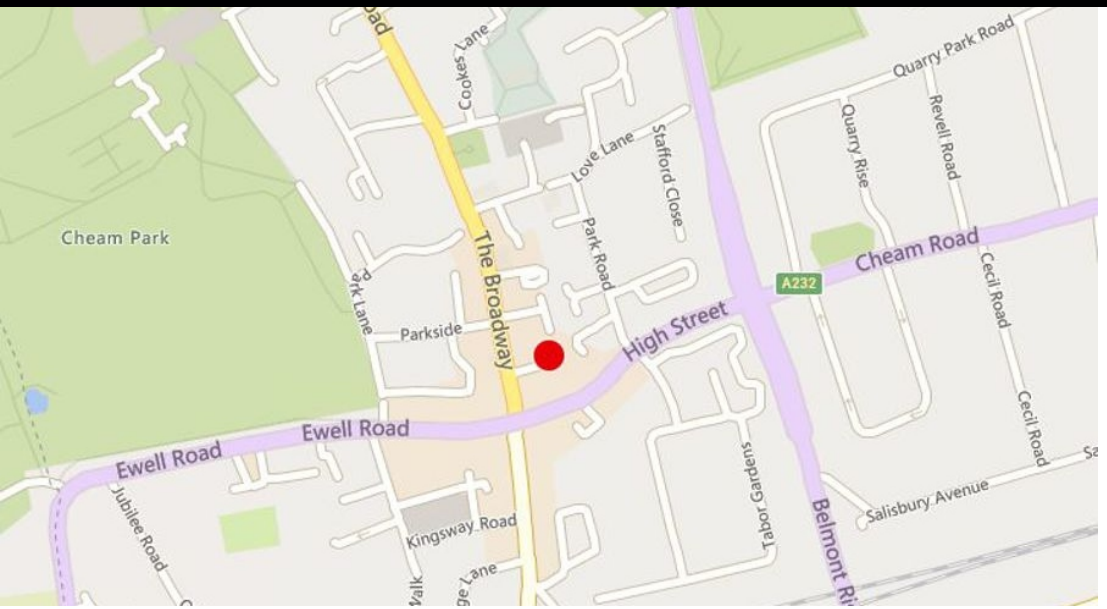
Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Suite A	615	57.13
Total Gross Internal Floor Area	615 Sq Ft	57.13 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



Terms

The premises are held on a Long Lease of 150 years from 29/03/2019, with a peppercorn Ground Rent. Our Client is seeking to Assign their Long Leasehold interest, with full vacant possession.

Price

Offers are sought in excess of £150,000 for the Long Leasehold interest.

Rates

According to the Government website, the property has a Rateable Value of £8,500.
NB: The rates actually payable may be subject to transitional relief.

VAT

The property has not been elected for VAT.

Permitted Use

The premises, as defined in the long Lease, have consent for office use. The Freeholder may consider applications for alternative uses on a case-by-case basis, including professional services, chiropractor, physiotherapy or Pilates studio use, but cannot guarantee that consent will be granted.

EPC

The EPC rating for this property is E (124).

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:

CENTRO
020 8401 1000
www.centro.plc.uk

Morgan Pérez
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