



SITUATION

Located close to the junction with Hamilton Avenue on the busy A24 and forming part of this well established shopping area, amongst multiples such as **Topps Tiles** and **The Post Office** as well as a variety of independent traders.

North Cheam is a popular and sought-after suburb of the London Borough of Sutton, located approx. 11 miles south-west of central London and 5 miles south-east of Kingston-Upon-Thames

PROPERTY

Forming part of this fully occupied retail parade comprising a **Ground Floor Shop** with a **Rear Yard/Parking Area**.

There is on street parking available to the front of the property and a rear service road provides access for deliveries and unloading.

ACCOMMODATION

Ground Floor Shop

Internal Width	15'0"
Shop Depth	26'8"
Built Depth	59'10"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th December 2001 at a fixed ground rent of £100 p.a.



TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **HB Aesthetics # DC Beauty Limited (Beauty Aesthetics)** for a term of 10 years from 23rd August 2024 at a current rent of **£14,000 per annum** exclusive.

Rent Review August 2029

Mutual Break August 2029

There is a £2,333.33 Rent Deposit held.

£14,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Taylor Rose

Tel: 020 3551 8168 Ref: William Michael

Email: william.michael@taylor-rose.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'