



**9 & 9A The Broadway, Cheam,
SM3 8BH**

**FREEHOLD RETAIL &
GROUND RENT INVESTMENT**

FOR SALE

PROPERTY SUMMARY

- **Freehold retail & ground rent investment**
- **Sports shop let at £17,500 per annum**
- **Lease renewal September 2026**
- **Flat sold on long lease with 121 years unexpired**
- **Good public transport links**
- **Strong central Cheam location**
- **No VAT**

LOCATION

Cheam is a large village in the London Borough of Sutton, located approximately 1 mile west of Sutton town centre and approximately 11 miles south-west of central London. The property is situated on The Broadway, which is the main road through the centre. Cheam railway station is close by as well as Waitrose store.

DESCRIPTION

Mid-terrace two-storey building, forming part of a parade of shops. The ground floor retail unit has a traditional timber framed shop front and comprises a retail area, with a single storey extension providing storage and an external WC. The retail area benefits from air conditioning. The 2-bed self-contained flat above, which is sold off on a long lease, is approached from the front, through its own entrance door.

ACCOMMODATION

The property comprises the following approximate net internal floor area:

Ground floor retail unit 929 sq. ft (86.31 sq.m)

TENANCIES

The ground floor retail unit is currently let to Mr Goodliffe, trading as Cheam Sports, under a lease for a term of six years expiring 30 September 2026, at a rent of £17,500 per annum. The lease provides for a service charge and is granted within the security provisions of the Landlord and Tenant Act 1954.

The self-contained residential accommodation is sold off on a long lease, which we understand is for a 125-year term from 1 January 2020 at an initial ground rent of £150 per annum, doubling every twenty-five years.

PRICE & BEST BIDS PROCESS

The freehold is available at a guide price of £200,000. **Subject to contract**

Best Bids

We are inviting parties to submit their best and final offer for the freehold interest, subject to the existing tenancies by no later than 5 pm, Wednesday 4th December 2024 to: Chris Richards - chris@raynerscommercial.com

All offers must be supported by:

1. Details of purchaser / purchasing entity
2. Your offer in pounds sterling
3. Proof of funds and/or funding arrangements
4. All conditions attached to your offer
5. Proposed timescales to put you in a position to exchange unconditionally
6. Details of solicitors acting on your / the purchaser's behalf

N.B The vendor is not obliged to accept the highest offer, nor indeed any offer made in respect of the property.



VAT We understand that VAT is not applicable to the sale price.

EPC The ground floor commercial premises has an EPC Rating of D (93)

LEGAL COSTS Each party is to bear their own legal costs

For further information or to view please contact

Joe Yorke Tel: 01737 222835

Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com

**Or our joint sole agents - Crickmay Chartered Surveyors
01403 264259**

DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd. The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.