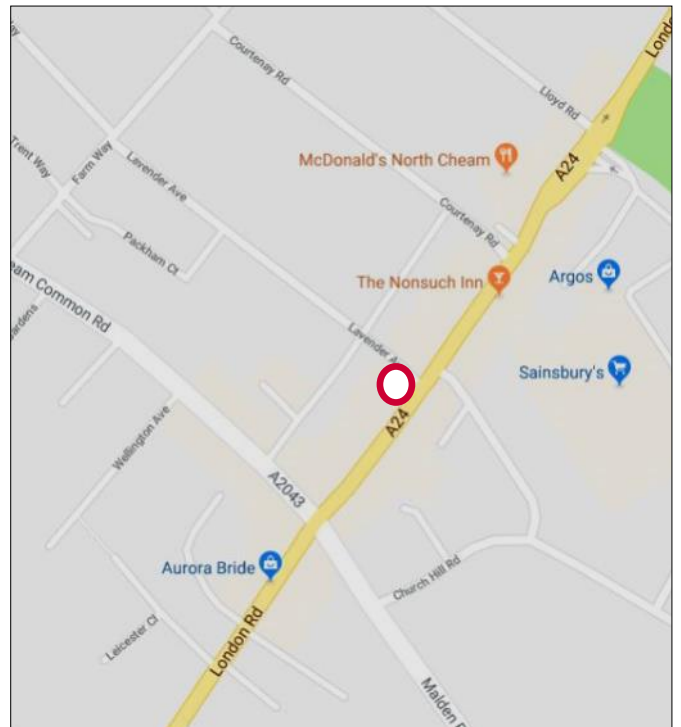




**NORTH CHEAM, SURREY,
529 - 531 LONDON ROAD
SM3 8JR**

**FREEHOLD RETAIL
INVESTMENT (2 SHOPS)
AND S/C 2 BEDROOM FLAT**

FOR SALE FREEHOLD



Full details can be found on our web site
Put your property on our web site - call us now!!

www.bridgerbell.com

Jonathan Hillman
jjh@bridgerbell.com
Sally Holley
sally@bridgerbell.com

Tel: 01372 730000

Accommodation:

The Property comprises 2 Class A1 Retail Units (Let) and a vacant 2 Bedroom Self-Contained Flat.



529 London Road

Tenant: Sole Trader t/a Trading as The Corner Cut.
Use: Class A1 Retail - barbers shop.
Lease: Expiring March 2020.
Annual Rent: £4,800.
Size: 130 sq.ft.

529b - 531 London Road

Tenant: 2 Individuals.
Use: Gifts.
Lease: Expiring March 2021.
Annual Rent: £5,000 per annum exclusive.
Size: 190 sq.ft.

Self-contained 2 Bedroom Flat

Approached from Lavender Avenue and comprises 2 bedrooms, lounge, kitchen and bathroom.
Let on AST at £1000 pcm.— Approx 505 sq.ft.

Terms: Sale of the Freehold interest of the entire property subject to the 2 leases as above.

Price: Offers Invited.

EPC: D67

Further Information: Full tenancy details can be obtained by contacting Sally Holley or Jonathan Hillman Of The Sole Agents on 01372-730000

Note: Appointments should always be made before viewing the property which is offered subject to contract. All negotiations should be conducted through Bridger Bell Commercial Limited. Bridger Bell Commercial Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that:-

1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. All statements contained in these particulars to this property are made without responsibility on the part of Bridger Bell Commercial Limited or the Vendor.
3. None of the statements contained in these particulars are to be relied on as statement of representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither do Bridger Bell Commercial Limited or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property,

Tel: 01372 730000



Tel: 01372 730000