

**AIRSPACE DEVELOPMENT  
PLANNING GRANTED**



**7 & 9 CHEAM COMMON ROAD  
NORTH CHEAM, KT4 8TL**

***Offers in excess of £400,000 Leasehold (999 yrs)***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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## THE DESCRIPTION

Long leasehold development opportunity for sale

Planning was granted by Sutton Borough Council ref: DM2023/00324 on 15th March 2023 to construct 4 x new build flats in the airspace above this existing mixed use property.

CIL £35,000

Estimated GDV + £1,200,000

Estimated Rent £63,600

## THE LOCATION

The property is situated in North Cheam close to neighbouring Worcester Park & located on the borders of Surrey & South West London.

Located just 10 miles from Central London, it is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes

Worcester Park is located just off the A3, which offers road links to London, the M25 and both Gatwick & Heathrow Airports. Local bus services at North Cheam will get you to Morden's Northern Line Station in approx. 15 minutes.

## THE TERMS

Offers are invited in excess of £400,000

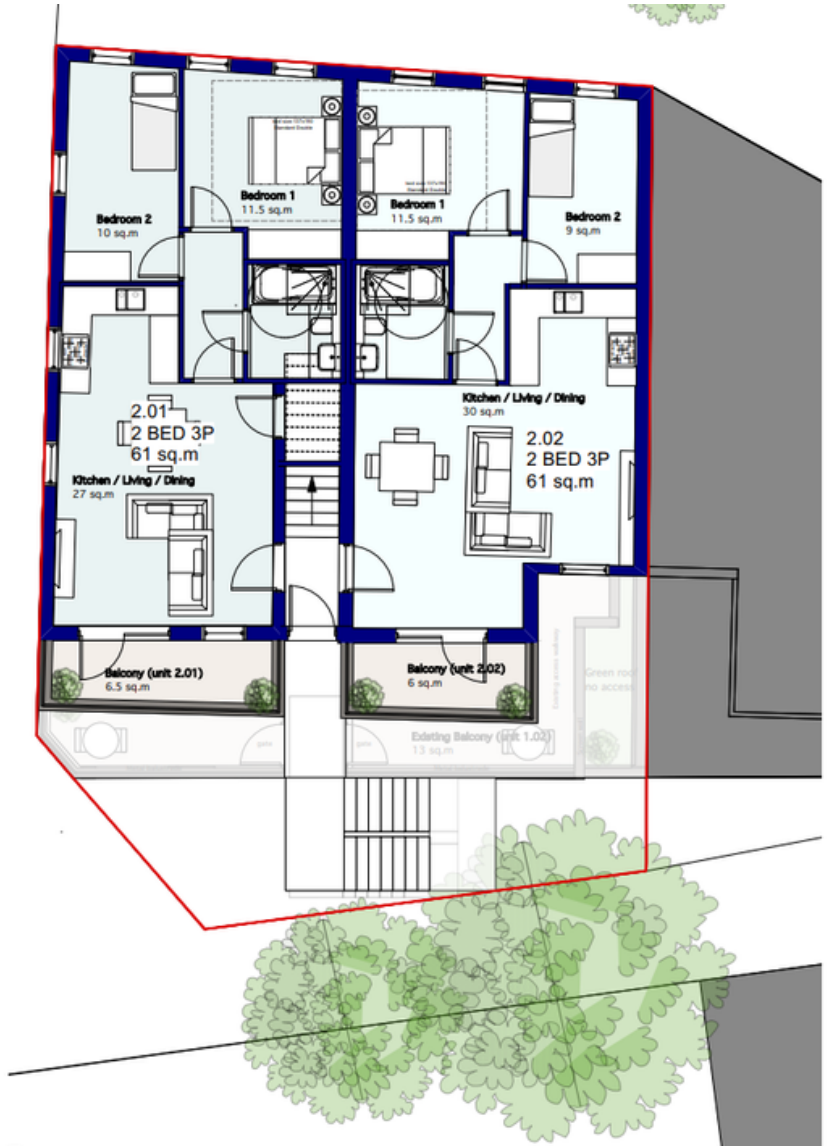
999 year lease

## THE VIEWINGS

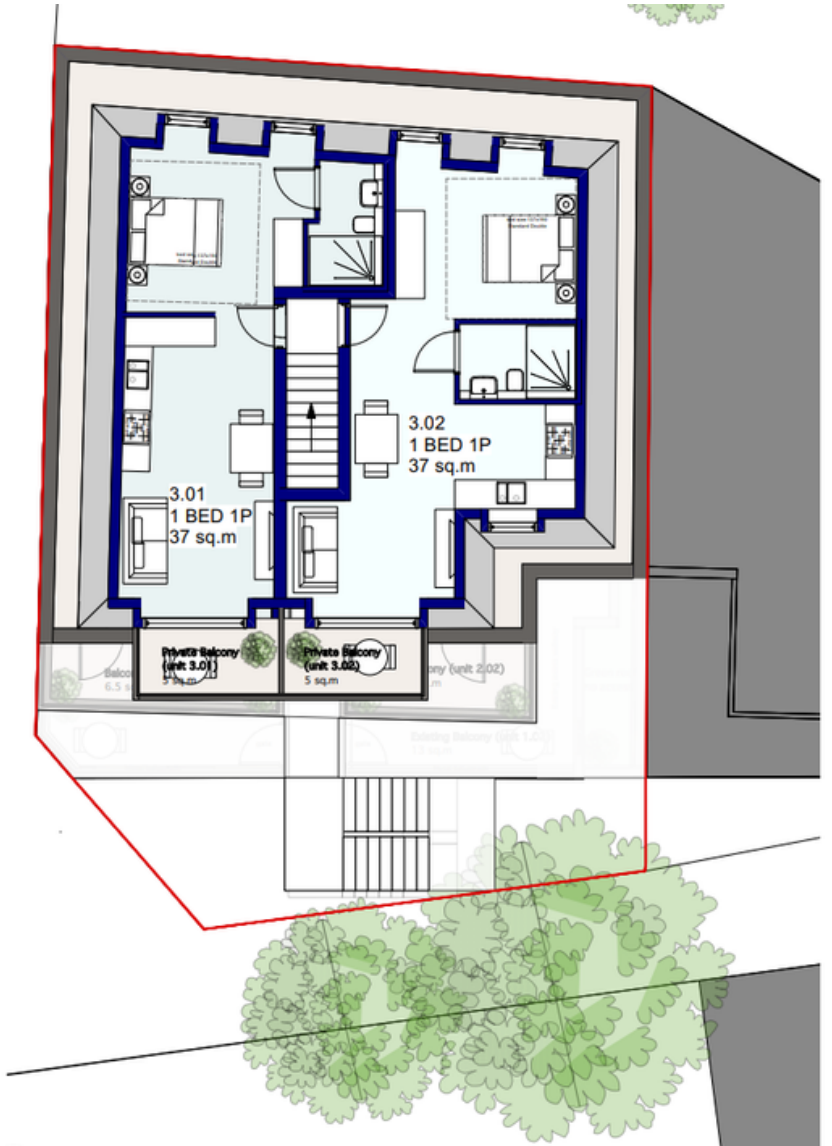
The property can be viewed externally unaccompanied

Tenants are in situ and access to the first floor is strictly by appointment only

Contact Sole Agents - Christopher St James 020 8545 0591



1 Proposed Second Floor Plan  
Scale: 1:50



2 Proposed Third Floor Plan  
Scale: 1:50

REV	DATE	DESCRIPTION
PROJECT 7-9 CHEAM COMMON ROAD NORTH CHEAM KT4 8TL		
DRAWING PROPOSED SECOND & THIRD FLOOR PLAN		
CLIENT BMK Constructions LTD		
SCALE	1:50 @ A1	DRAWN
DATE	FEBRUARY 2023	CHECKED
DRAWING No 2301- PL2 / 07		
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## THE SMALL PRINT

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