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We have moved.

We have relocated to
11-13 High Street (just a 5 minute walk away)

020 8770 3377

FINE & COUNTRY

La Villa

La Villa Spanish Restaurant

CERRANO

TO LET / FOR SALE

MEDICAL/OFFICE/RETAIL – 618 SQ FT (57.41 SQ M)
28 Ewell Road, Cheam, Surrey, SM3 8BU

DESCRIPTION

The premises provides open plan ground floor office/retail space. The premises, with LED lighting, air conditioning and perimeter trunking, presents well and is most suited to a medical or office occupier. Additionally the site provides off street parking to the rear, a large kitchen and WC.

Additionally, the freehold is for sale.

The upper parts include a tenanted 2-bed apartment across the 1st & 2nd floors. Further details can be provided upon request.

LOCATION

28 Ewell Road is situated in the well-established residential area of Cheam, within the London Borough of Sutton. The property lies on Ewell Road, as part of Cheam Village, which offers a range of local shops, cafés, and everyday amenities. The location benefits from good transport connections, with nearby railway stations and regular bus services providing access to Sutton, Central London, and surrounding areas.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground & Basement	618	57.41

TENANCY SCHEDULE

Details upon request.

AMENITIES / OPPORTUNITY

- Close to High Street amenities
- Off street parking
- Large shop frontage

RENT

£25,000 PAX

FREEHOLD

£550,000

RATES

The April 2026 Rateable Value of the shop and premises is £12,500.

VAT

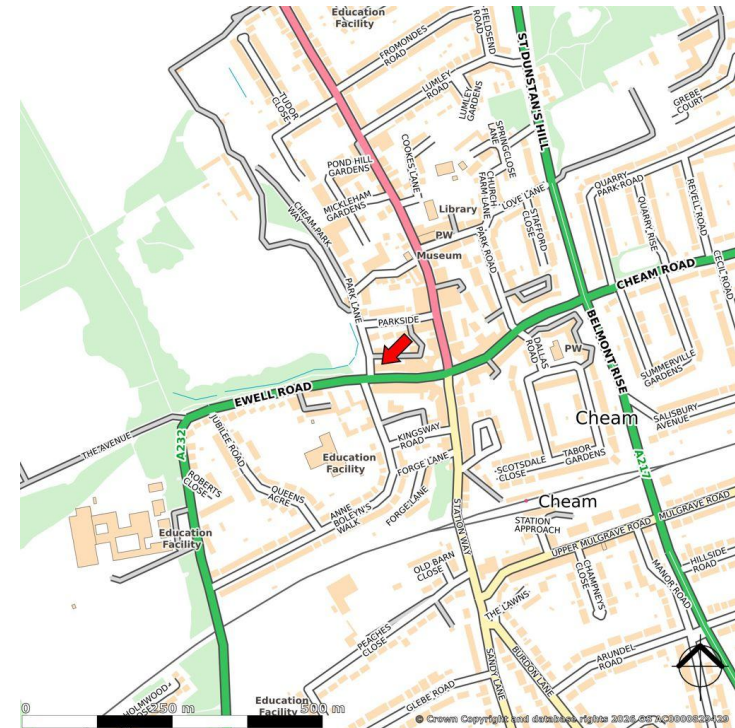
VAT will not be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

51-75 **C** 71 C



VIEWINGS –

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