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TO LET

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.

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 (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground & Basement	618	57.41

AMENITIES / OPPORTUNITY

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

RENT

£25,000 PAX

RATES

The April 2026 Rateable Value of the property is £12,500.

VAT

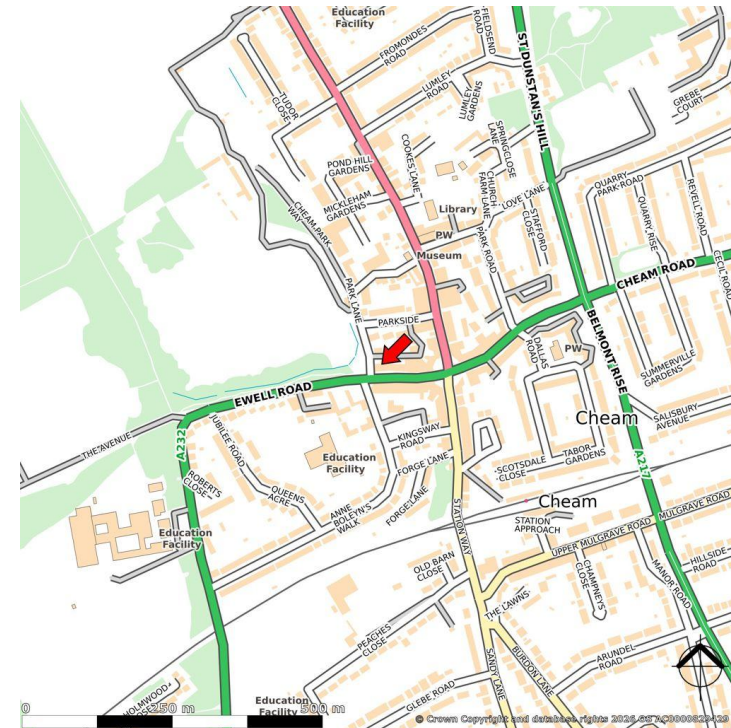
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

51-75 **C** **71 C**



VIEWINGS –

Tom Batey t: 07947 373 868
 Richard Pyne t: 01273 876 213

e: tbatey@shw.co.uk
 e: rpyne@shw.co.uk



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