



**Rent** £23,000 Per annum

**Size** 850 Square feet

**Ref** #3386

### Address

**Address:** 46 High Street

**Postcode:** SM3 8RW

**Town:** Cheam

**Area:** Surrey

### Location

Situated fronting the high street in Cheam. The property benefits from significant passing vehicular traffic and the Parade benefits from a variety of multiple occupiers, such as Sainsbury's Local, and Costa Coffee, as well as a number of independent traders.

## Description

A fantastic opportunity to acquire a well-positioned shop premises situated in a highly sought-after location on Cheam High Street. Benefiting from excellent visibility and footfall, the property is suitable for a wide range of occupiers under the flexible Class E use.

The accommodation is bright and spacious throughout, extending to approximately 850 sq ft, and offers a versatile layout that can be adapted to suit a variety of business needs.

Further benefits include convenient on-street parking for customers and a service road to the rear, providing easy access for deliveries and additional practicality for day-to-day operations.

The property is available from May 2026.

EPC Rating C.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£23,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V. of £17,250 from 1st April 2026, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed

## Features

- ✓ High street location
- ✓ On street parking
- ✓ High footfall

## Property Map



## Important notice

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## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



