



58 High Street, Cheam Village, SM3 8RW

A highly visible ground floor shop fronted premises with off-street parking.

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58 High Street, Cheam Village, SM3 8RW

Rent: £17,500 (Seventeen thousand five hundred pounds)

LOCATION: - The property is situated fronting the high street in Cheam Village, a popular local commercial area. The high street is a bus route and the property benefits from significant passing vehicular traffic which is particularly heavy during the rush hour period. The Parade benefits from a variety of multiple occupiers, such as Cromwell's Estate Agents, a Sainsbury's Local, and a Costa Coffee, as well as a number of independent traders.

DESCRIPTION: - The property comprises a ground floor shop fronted premises. The property is currently partitioned as a sales area, rear ancillary, and a WC. There is rear access onto off-street parking. The property further benefits from an aluminium shop front. The property was most recently used as a high street office but is considered suitable for a variety of trades such as retail and quasi-medical.

ACCOMMODATION: -

Gross frontage 5.2m (17ft)
Internal width 5.2m (17ft) widening to 5.4m (18ft).
Maximum depth 6.3m (20ft)
Sales area 32.76m² (353ft² approx.)
Rear ancillary 8.16m² (87ft²)
WC
Parking

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

USE/PLANNING: - We understand the property currently falls within Class E of the Town and Country Planning (Use Classes) Order.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

RENT An initial rent of £17,500 (seventeen thousand five hundred pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a current rateable value of £11,250. Interested parties should contact the local authority regarding the rates payable.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 98 within Band D.

VAT: - All capital figures quoted are exclusive of VAT.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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8th December 2025



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