



Suite C, Tygan House, Rear of 10-16 The Broadway, Cheam, SM3 8AY

A ground floor office/commercial space with parking to let under a new lease.

020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

Suite C, Tygan House, Rear of 10-16 The Broadway, Cheam, SM3 8AY

Rent: £14,000 (Fourteen thousand pounds) per annum exclusive

LOCATION: - The property is situated to the rear of a parade of shops on The Broadway, which is at the heart of Cheam village and a stone's throw from Cheam train station. The Broadway is just off of the A232 connecting Croydon to Ewell and is a bus route. The surrounding area is a densely populated residential catchment which the unit is able to service.

DESCRIPTION: - The property comprises a ground floor office/commercial space most recently used as a private office. There is a WC and kitchenette area. The property benefits from two off-street parking spaces. The property is considered suitable for a variety of uses in Class E, such as office, some leisure, and quasi-medical uses.

ACCOMMODATION: -
Gross internal area 55.9m² (602ft² approx.)
WC
Off-street parking space x 2

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

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

Interested parties should make enquiries of the local authority regarding their proposed use prior to offer.

RENT: - £14,000 (Fourteen thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property will have a rateable value of £8,500 from 1st April 2026.

Interested parties should make enquiries of the local authority with regards to the rates payable.

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

EPC RATING: - The property has an EPC rating of 108 within Band E.

VAT: - We are advised by the landlord that the property is not elected to VAT.

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

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

23rd March 2026



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

23rd March 2026



specialist advice on all property matters