



CLASS E UNIT TO LET

3 Cheam Road, Ewell Village, Surrey, KT17
1SP

TO LET

Approx 551 sqft (51.30 sqm)

DESCRIPTION

The property comprises a well-presented, self-contained retail/Class E property arranged over ground and first floors with return frontage, Kitchen, WC and good sized treatment rooms on ground the 1st floor.

Ground Floor	336 sqft	31.30 sqm
1 st Floor	215 sqft	20.00 sqm
TOTAL	551 sqft	51.30 sqm

RENT

£11,000 per annum exclusive

LEASE

New FRI Lease available from October 2025. Terms to be agreed.

LOCATION

The property is prominently situated close to the junction of High Street and Cheam Road. Ewell Village benefits from a variety of shops, restaurants and other businesses. Nearby occupiers include, Costa Coffee, an NHS Pharmacy & Sainsbury's Local. Both Ewell West and Ewell East Stations are less than 10 minutes' walk away providing regular services to London Terminals.

The A3 is approximately 5 minutes' drive away providing access to Central London and the M25 at Junction 10 (Cobham).

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/41fd580a1e2a4fa787a5111100cd01b2/>

RATES

Rateable value: £5,600. Rates payable at 49.9p in the £ (2025/26) ****Occupiers may be eligible for 100% Small Business Rate Relief. Occupiers to rely on own enquiries as to eligibility.****

EPC

C-65

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
10 West Street, Epsom, KT18 7RG
T: 01372 740555
E: epsom@hsedwards.co.uk

DATE

July 2025

FOLIO NUMBER

30312

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

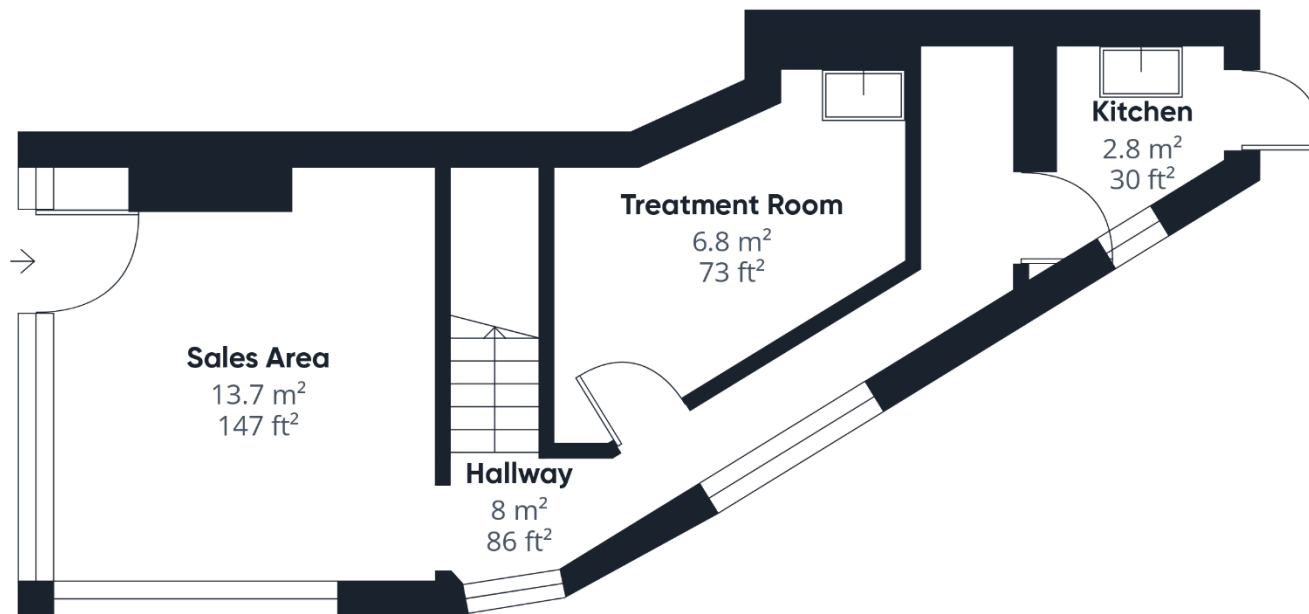
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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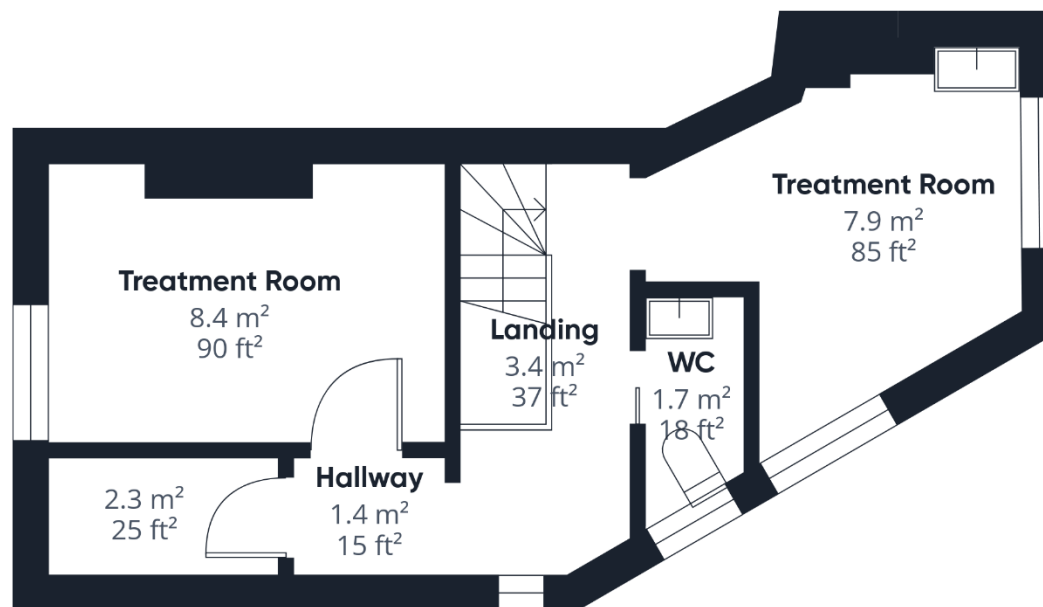
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www.hsedwards.co.uk



Ground Floor



Floor 1



Approximate total area⁽¹⁾

56.4 m²

606 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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