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FOR SALE

FREEHOLD CLASS E UNIT AND FLAT – 1,514 SQ FT (140.69 SQ M)

28 Ewell Road, Cheam, Surrey, SM3 8BU

Price: £500,000 | **FREEHOLD PROPERTY CLASS E UNIT & FLAT** | **09 November 2026**

DESCRIPTION

The property comprises a vacant ground floor Class E unit and a residential flat in the upper floors which is let. The ground floor provides open 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.

The upper parts include a tenanted 2-bed apartment across the 1st & 2nd floors. Further details available upon request.

LOCATION

The property 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.

AMENITIES / OPPORTUNITY

- Mixed-use freehold opportunity
- Close to High Street amenities
- Off-street parking
- Large shop frontage

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground (Commercial)	618	57.41
Flat (Residential)	896	83.28
TOTAL	**1,514**	**140.69**

FOR SALE

£500,000 for the freehold interest, subject to the existing tenancy.

RATES

The April 2026 Rateable Value of the shop and premises is £12,500.

VAT

VAT will be not be chargeable on the terms quoted.

LEGAL COSTS

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

EPC













VIEWINGS –

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