



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

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

Features

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

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

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.



