

**2 EWELL ROAD
CHEAM
SUTTON
SM3 8BU**

Gross Internal Area - Whole Building

	Sq Ft	Sq M
GROUND FLOOR	586	54,44
FIRST FLOOR	658	61,13
Total	1244	115,57

Gross Internal Area - Individual Units

	Sq Ft	Sq M
Flat - 2A	700	65,03
GROUND FLOOR SHOP	533	49,52
Total	1233	114,55

Net Internal Area - Retail Area

	Sq Ft	Sq M
GROUND FLOOR SHOP	514	47,75

Zoned Internal Area - Retail Area

	Sq Ft	Sq M
Zone A	372	34,56
Zone B	142	13,19
Total	514	47,75

Frontages

	ft	m
Net Frontage	17'5"	5,31
Gross Frontage	18'6"	5,64

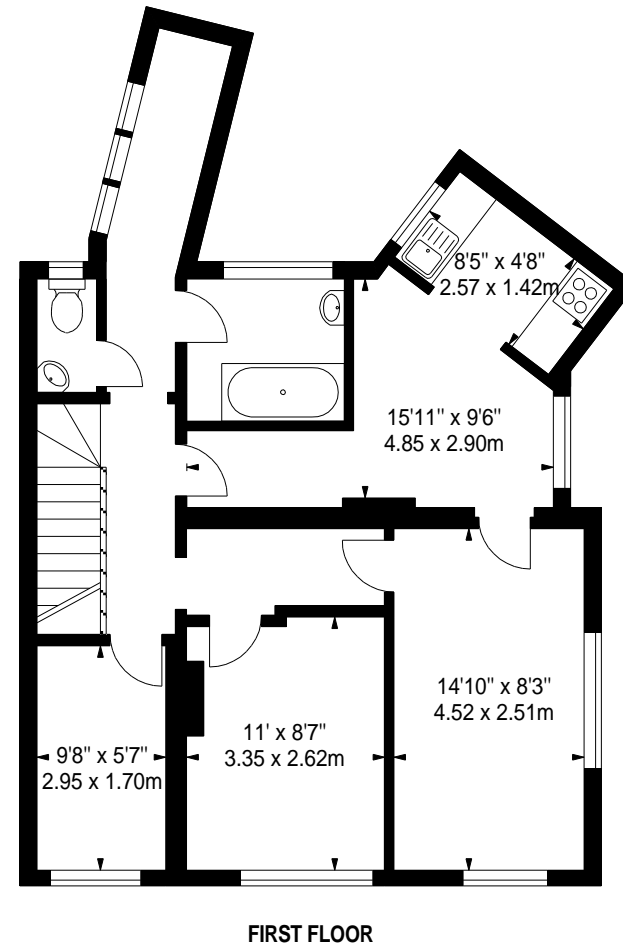
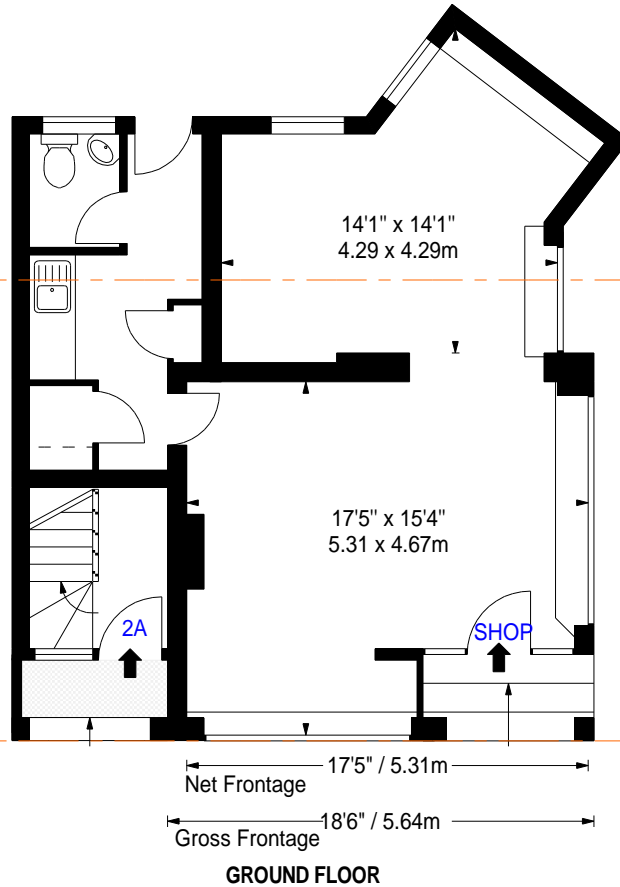


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**ZONE
B
373 FT²**

**ZONE
A
373 FT²**



APPROX. GROSS INTERNAL AREA *
1244 Ft² - 115.57 M²

APPROX. NET INTERNAL AREA *
995 Ft² - 92.43 M²

Property Details:
**2 EWELL ROAD
CHEAM
SUTTON
SM3 8BU**



Surveyed and Drawn By:
BKR
Hideaway Work Space
1 Empire Mews
London
SW16 2BF

SCALE - 1:100 @ A4

REFERENCE NUMBER : 103989

Plans Drawn: 05.12.2022

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