

SELF-CONTAINED OFFICE/RETAIL PREMISES WITH INCOME PRODUCING UPPER FLOOR FLAT

1,188 SQ FT (110.50 SQ M)

FOR SALE FREEHOLD



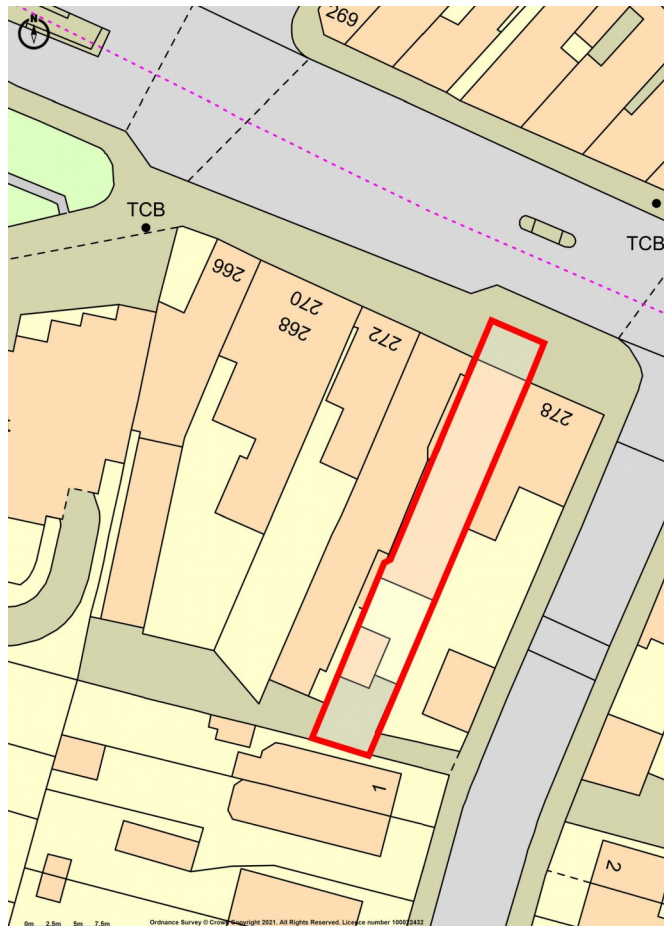
- ◆ Prominently situated close to Tolworth and Surbiton town centres;
- ◆ 2 car parking spaces at the rear of the property;
- ◆ External storage unit of 176 sq ft ((16.4 sq m approx.);
- ◆ Spacious 2 bedroom first floor flat let on an AST at £1,200 pcm;
- ◆ Ground floor falls under Class E use, ie Office, Retail, Restaurant, Café & Medical uses;
- ◆ Potential to extend STP;
- ◆ Freehold sale price - offers are invited **in excess of £600,000** subject to contract.



276 & 276A EWELL ROAD, SURBITON KT6 7AG

LOCATION

The property is prominently located on the A240 Ewell Road within 3/4 mile of the A3 Kingston By-Pass which connects to Central London and the main motorway networks, including Heathrow and Gatwick Airports. Also within a 5 minute walk from Tolworth town centre and a 10 minute walk from Surbiton town centre. There is an excellent range of local shops and restaurants situated nearby whilst several bus services pass directly outside the property.



Not to scale - for indicative purposes only

DESCRIPTION

A 2 storey mid terrace property comprising self-contained ground floor offices, currently divided into three interconnecting, mainly open plan office areas including a kitchenette.

The ground floor now falls within the Class E order use and can potentially be used for offices, retail, restaurant, café or medical uses.

There is a spacious first floor flat comprising 3 rooms, kitchen, bathroom and WC with the entrance approached from the rear of the property via Worthington Road. This is currently let on an Assured Shorthold Tenancy.

AMENITIES

- ◆ Comfort Cooling Cassettes
- ◆ Carpeted
- ◆ Fluorescent Lighting
- ◆ Kitchenette
- ◆ Male & Female WCs





TENURE: Freehold.

BUSINESS RATES

Rateable Value: £14,000

Rates Payable (21/22) £6,986 per annum

We would recommend you verify these figures with Kingston Borough Council

COUNCIL TAX

Band C - 1,827.97

(276A Ewell Road)

SALE PRICE: Offers are invited in excess of **£600,000 (Six Hundred Thousand Pounds)**, subject to contract.

VAT:

We are advised that the property is not elected for VAT.

EPC

To be commissioned.

VIEWING

For further information or to arrange an inspection please contact:

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OCCUPATIONAL SCHEDULE

Floor	Commencement Date	Expiry Date	Rent	Comments
First	TBA	TBA	£1,200 pcm	Let on an AST to <hr/> A deposit of £1,100 is held under the Deposit Protection
Ground	Vacant	Vacant	-	-