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chartered surveyors and commercial property consultants

RARE TO THE MARKET
CLASS 'E' SHOP/OFFICE/MEDICAL BUILDING
TO LET



381 Ewell Road, Tolworth, KT6 7DE

Location

The property is prominently situated fronting the A240 Ewell Road linking Surbiton and Tolworth Town Centres and within a few minutes drive of the A3 London/Portsmouth carriageway.

Type

A two storey inner terrace building with rear single storey extensions and with front forecourt and rear private garden area leading to a small garage and off street parking space.

Areas

Net Internal Area (Ground and First Floors) – 1,400 square feet.

Planning

Planning Use Class 'E' and suitable for Retail, Office and Medical uses.

Lease Terms

The building is offered on a brand new full repairing and insuring Lease for a term of Five years and upwards.

Annual Rent

£22,500 per annum exclusive.

Further Details/Viewing

Strictly by appointment only via Sole Agents, Wallakers Commercial on 020 8399 5381.
smullaney@wallakerscommercial.com or csandys@wallakerscommerical.com

381 Ewell Road, Tolworth, Surrey KT6 7DE

LOCATION: The property is situated fronting the A240 Ewell Road linking Surbiton and Tolworth Town Centres and within a few minutes drive of the A3 London/Portsmouth carriageway.

DESCRIPTION: A two storey inner terrace shop/office building with large front forecourt area.

The property comprises a ground floor shop/office with modern glazed display window frontage with prominent fascia signage over leading to additional office rooms to the rear. There is a separate front entrance door and internal staircase leading to the first floor private office space.

The interior of the property comprises the following areas:

Ground Floor:

Front Reception Office leading to Private Offices at rear plus Kitchen/Staff Room and Ladies and Gents Washroom Facilities – 900 square feet.

Separate Front Entrance Door and Internal Staircase leading to:

First Floor:

Three Offices plus Meeting Room and Ladies and Gents Washroom Facilities – 500 square feet.

Total Net Internal Area (Both Floors) – 1,400 square feet.

To the exterior, there is a large front forecourt area. There is vehicular access to the rear of the property where there is a detached small garage/store building and a car park space immediately beside.

There is also a rectangular private lawn garden area which is accessed directly from the rear ground floor offices.

Features Include:

* Highly visible shop frontage and fascia signage;
* Gas fired central heating system with radiators;
* Male and Female washroom facilities to both floors;
* Fully fitted staff/kitchen area to ground floor;
* Secluded rear garden area with access to garage and car park space.

PLANNING: The property falls under the Planning Use Class 'E' which includes Retail, Office and Medical type uses.

BUSINESS RATES: The annual Business Rates payable for the current Rating year ending 31st March 2027 are approximately £10,000.

ENERGY PERFORMANCE CERTIFICATE: An Energy Performance Certificate has been commissioned and will be made available to all interested parties.

LEASE TERMS: The property is available on a brand new effective full repairing and insuring Lease for a term of Five years and upwards.

ANNUAL RENT: **£22,500** per annum exclusive.

LEGAL COSTS: Each party to cover their own legal costs.

FURTHER DETAILS/VIEWING: Strictly by appointment only via Sole Agents, Wallakers Commercial on 020 8399 5381.

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Misrepresentation Act 1967: *These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.*