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418
EWELL ROAD

TO LET

RETAIL – 674 SQ FT (62.61 SQ M)

2 Tolworth Broadway, Surbiton, Surrey, KT6 7HL

DESCRIPTION

Tolworth is located approximately 3 miles from Kingston upon Thames and comprises a large local retail centre adjacent to the A3. The property is prominently located where the Ewell Road joins Tolworth Broadway in a parade of shops with on street parking available at the front (free for 30 minutes). Nearby occupiers include M&S, Sainsbury's and B&M plus a wide range of local retailers.

LOCATION

The property comprises a ground floor retail unit, rectangular in shape with a kitchen and WC at the rear. 1 parking space is available, by arrangement, at the rear of the property with access via Oakleigh Way and Burwood Close.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Retail Area	638	59.27
Kitchenette	36	3.34
TOTAL	674	62.61

AMENITIES

- Prominent location
- On and off-street parking
- Close to national retailers
- Class E use

RENT

£18,000 per annum.

RATES

£17,250 from April 1st 2026.

VAT

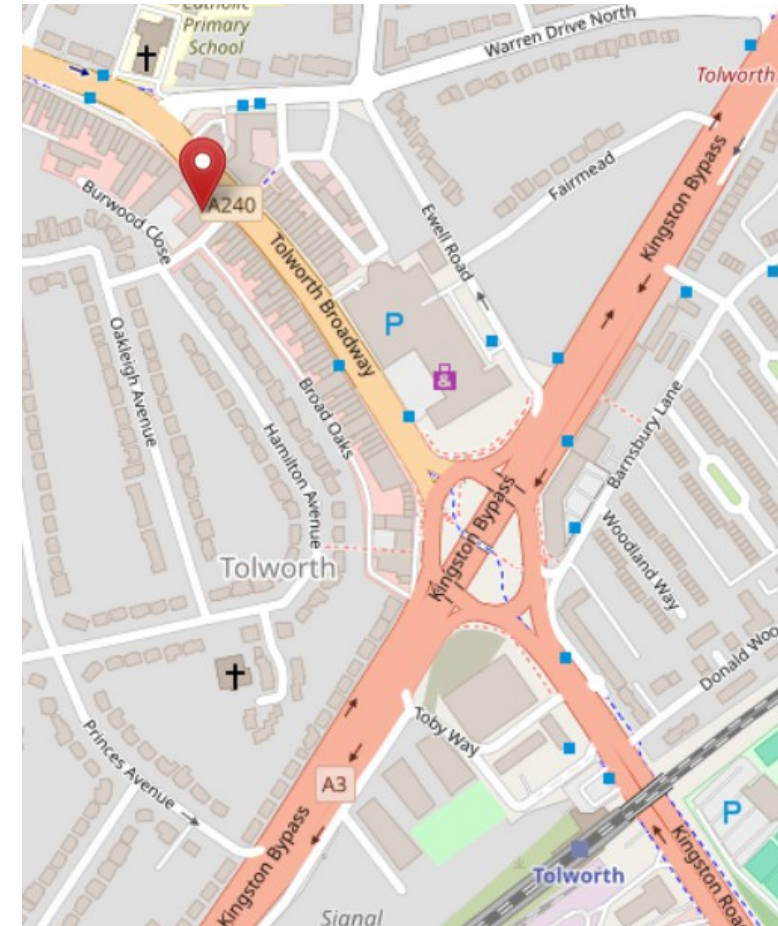
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.



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VIEWINGS –

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