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138 The Broadway
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**FOR SALE /
TO LET**

**GROUND FLOOR CLASS E RETAIL/OFFICE – 1,120 SQ FT (104.05 SQ M)
138 The Broadway, The Broadway, Tolworth, KT6 7JD**

DESCRIPTION

The property comprises a single-storey retail unit of 1,120 sq ft (104.05 sq m). The ground floor, also known as Ashley House, comprises a shop fronted office that is in a prominent position fronting the roundabout at the junction of the A3.

Internally the property has been fitted for office use including the following:

- suspended ceilings with LED panels
- air-conditioning
- skirting trunking
- gas-fired central heating
- laminate flooring
- kitchen and WCs
- on site parking

The offices are arranged as open plan, currently divided to form five offices, meeting room, reception and kitchen. To the rear are WCs. Externally there is car parking spaces to the rear of the property.

LOCATION

The premises is prominently located on Tolworth Broadway at the junction with the A3 roundabout opposite the landmark building, Tolworth Tower. The premises benefit from a high volume of passing vehicular traffic as they are located on the main route between the A3 and Kingston town centre.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Retail Unit	1,120	104.05

AMENITIES

- Prominent location fronting A3 roundabout at Tolworth
- Open plan space
- Air cooling
- Parking to the rear

RENT

£25,000 per annum.

PRICE

£300,000 for the long leasehold.

TENURE

The space is available to let on a new full repairing and insuring lease or for sale on a new 999 year long leasehold interest.

RATES

Rateable value - £25,250 (2023).

VAT

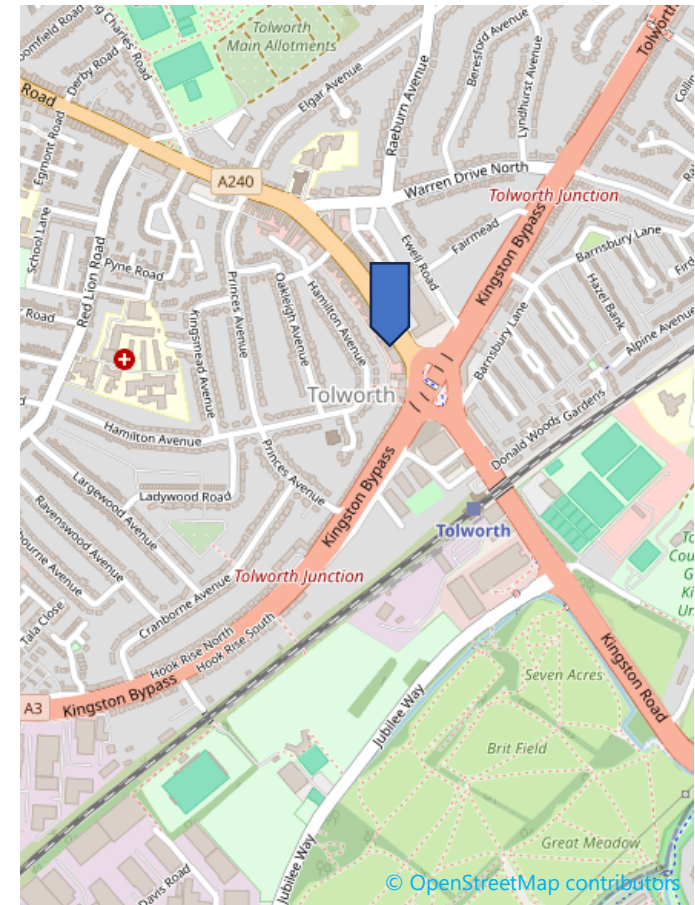
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of E.



VIEWINGS –

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