



**Price/premium** £850,000    **Size** 1,130 Square feet    **Ref** #3332

#### Address

**Address:** 290A Ewell Road

**Postcode:** KT6 7AQ

**Town:** Surbiton

**Area:** Surrey

#### Location

The property is close to the A3 & enjoys excellent transport connectivity, located around 15 minutes walk from Surbiton Station, which provides fast and direct links to London Waterloo in under 20 minutes. Ewell Road serves as a key arterial route between Surbiton, Tolworth, and Kingston, and Epsom and Ewell, attracting a high level of daily vehicle and pedestrian traffic. The area is well-supported by a wide range of amenities, cafes, independent retailers, supermarkets, and essential services.

## Description

Guide price £850,000 freehold with full vacant possession on completion.

An opportunity to acquire a prominently positioned freehold property with good size rear yard, on the well-connected and sought-after Ewell Road in Surbiton.

Being mid terrace, the building is arranged over two floors and has been occupied as a solicitors office for many years.

Providing approximately 600 sq ft of space to the ground floor and 530 sq ft to the first floor.

There is a forecourt area, which extends across the front of the adjacent shop, and a rear yard of circa 1800 sq ft, which should provide scope for development, subject to any necessary consents. The yard can also be accessed via a driveway off Worthington Road.

The property offers potential for investors, developers, or owner-occupiers looking to take advantage of the excellent transport links, and thriving local area.

The surrounding area is a vibrant mix of residential and commercial properties, with a variety of independent shops, cafes, restaurants, and essential services nearby. The site is also well-served by local bus routes, connecting to Kingston upon Thames, Tolworth, Surbiton and other parts of Surrey and South West London.

EPC Band - D.

Please view by appointment only through us 020 7117 2526.

## General Information

**Tenure:** Freehold

**Price/premium:** £850,000

**Legal fees:** Each party to bear their own

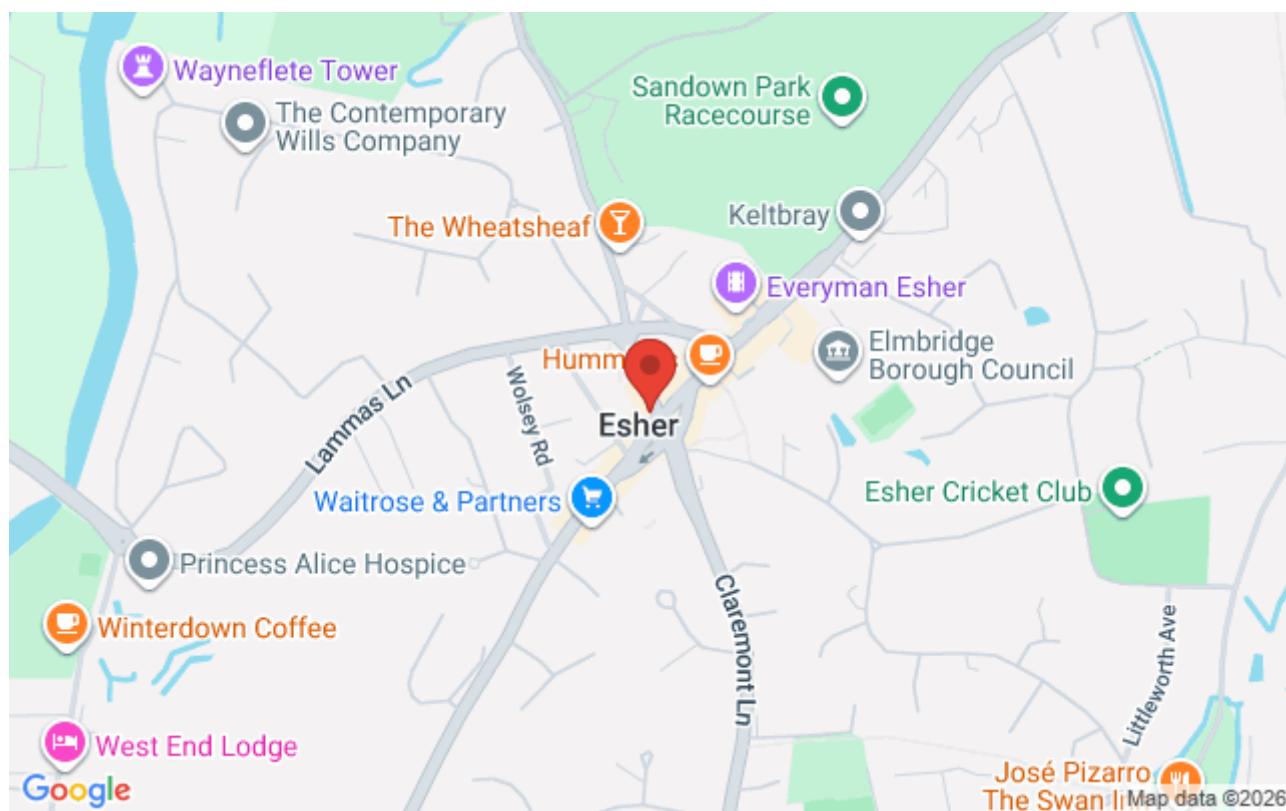
**Rateable value:** The VOA website states a R.V. of £20,500, payable at the prevailing rate.

## Features

✓ Densely populated area      ✓ Development potential      ✓ Early viewing recommended

✓ Freehold      ✓ Vehicular rear access      ✓ Viewings by appointment only      ✓ Yard area

## Property Map



## Important notice

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