



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

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).











