

FOR SALE / TO LET

232.61 SQ. M (2,504 SQ. FT) APPROX. GIA

222 EWELL ROAD, SURBITON, SURREY KT6 7AG

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FORMER DOCTORS SURGERY**
- **SUITABLE FOR OTHER D1 USES (STP)**
- **PARKING AREA FOR 5 CARS**
- **ENCLOSED REAR GARDEN AREA**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located in a prominent position, on the south side of Ewell Road, close to its junction with Ditton Road and almost opposite the Fishponds open recreational space.

The property is within 0.7 miles of Surbiton mainline train station and the A3 Kingston Bypass is less than a mile to the south of the property.

DESCRIPTION

The property comprises a former doctors surgery and is currently partitioned to provide a number of consultancy and treatment rooms as well as a reception, waiting area and WC facilities on ground and first floor.

There is a parking area to the front of the premises for 5 cars and a good sized private garden to the rear.

AMENITIES

- ◆ Parking
- ◆ Reception area
- ◆ Various treatment rooms
- ◆ Kitchenette
- ◆ Vinyl floors
- ◆ Alarm
- ◆ Enclosed rear garden

ACCOMMODATION

The property has the following approximate gross internal floor area:-

232.61 sq. m (2,504 sq. ft) approx.

PLANNING

The property has been used as a GP surgery for a number of years and the property may be suitable for other D1 uses, subject to planning.

Interested parties are advised to make their own enquiries with the planning department of the Royal Borough of Kingston upon Thames.

PRICE

£850,000 for the Freehold Interest

RENT

£60,000 per annum exclusive

Available on a new lease for a term by arrangement.

BUSINESS RATES

2017 Rateable Value: £54,500

For confirmation of rates payable, please contact the business rates department of the Royal Borough of Kingston upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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