

**ROSE  
WILLIAMS**

**01895 619890**

[www.rose-williams.co.uk](http://www.rose-williams.co.uk)

COMMERCIAL PROPERTY CONSULTANTS

**TO LET**

**SELF CONTAINED OFFICE / RETAIL  
UNIT**

➔ **1,426 QFT**



**162-164 EWELL ROAD  
SURBITON  
SURREY  
KT6 6HG**



## DESCRIPTION

Ground floor retail/ office unit previously used as an estate agents office within A2 use (Now E Class) with rear meeting rooms, Kitchen and WCs

## FLOOR AREAS

Grd Floor Retail 1,426 sqft

## LOCATION

The property is prominently located on Ewell Road at junction with Langley Road. Ewell Road links Tolworth and Surbiton Town Centres. Nearby occupiers include Sainsbury Local

## TERMS

The premises are available by way of a lease assignment held within the landlord and tenant act. The lease runs to 19th July 2027 at a rent of £25,473 per annum exclusive.

## LEGAL COSTS

Each Party to be responsible for their own Legal Costs.

## VAT

The property is elected for VAT

## EPC

Energy Performance Asset Rating for whole building: C75

## SERVICE CHARGE

A service charge will be levied to cover common costs with the ground floor.

## RATES

The premises are shown as having a rateable value as follows:  
Ground Floor £27,000

Prospective tenants should enquire of the local authority to establish the actual rates they would pay.

## VIEWING

For additional information or the opportunity to view contact either Mark Rose on 01895 619890

[mark@rose-williams.co.uk](mailto:mark@rose-williams.co.uk)



Not To Scale for Identification Only

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