

FOR SALE

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

78 SQ. M (842 SQ. FT) APPROX

2/3 TWYFORD PARADE, EWELL ROAD, TOLWORTH KT6 7BA



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020 8977 2204

- FULLY LET FREEHOLD INVESTMENT
- TOTAL INCOME £31,500 PER ANNUM
- NEW 15 YEAR LEASE

These particulars are intended to give a fair description but their accuracy isn't guaranteed & 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 & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

LOCATION

The property is prominently located on the A240 Ewell Road within a short distance of Tolworth Broadway and close to the junction with Lenelby Road. Tolworth railway station is approximately 1 mile.

Twyford Parade is a small parade of shops with other occupiers including, a beauty salon, kitchen and bathroom showroom, and pet shop. Other nearby occupiers include Sainsburys Local and B & M Bargains.

DESCRIPTION

The property comprises a ground floor retail lock up shop unit and 2/3 bedroom flat above, forming part of a terraced retail parade in Tolworth. Access to the upper parts is via an access lane to the rear of the property and an external metal staircase to the first floor.

Internally, the ground floor shop unit is arranged as a retail food and drink sales area with air conditioning, laminate flooring, suspended ceilings with LED lighting, shelving and refrigerators / freezers. There is also a temporary timber built structure over what was once the rear yard of the property.

The flat is arranged on the first floor as kitchen, bedroom and living area. On the second floor are two further bedrooms and a modern shower room with separate WC.

The flat and shop are maintained in good condition throughout and in good decorative order.

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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ACCOMMODATION

The ground floor has an approximate net internal floor area of 78 sq. m (842 sq. ft).

BUSINESS RATES

2026 Rateable Value: £15,500

COUNCIL TAX

Band C

ENERGY PERFORMANCE RATING

Energy Rating: B

A copy of the certificate is available upon request.

TENURE

Freehold subject to a lease of the entire property granted for a term of 15 years from 6th January 2025 at a rent of £31,500 per annum. 5th year tenant's break clause and 5 yearly rent reviews.

PRICE

Offers in the region of £500,000

VIEWING

Strictly by appointment through Sole Agents.

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