

6 WEEK COMPLETION



SITUATION

Located directly off Ewell Road with access also onto The Broadway with its multiple shopping facilities including **M & S, Boots, Lloyds Pharmacy, Coral, Iceland** and many others.

Tolworth is a popular residential suburb located on the main A3 with excellent road links to London, Guildford and the M25, approximately 3 miles south of Kingston-upon-Thames and 11 miles from central London.

PROPERTY

A part single storey and part two storey **B1 Office Building with planning for conversion to Residential.**

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Development Opportunity

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

ACCOMMODATION

Ground Floor

Office, Shower Room, Sep WC Area Approx 1,445 sq.ft.

First Floor

Office Area Approx 865 sq.ft

Total GIA

Approx 2,310 sq.ft

PLANNING

Planning consent was granted on the 7th October 2013 for the change of use and conversion of the building to form **3 Self-Contained Flats (1 x 1 Bed & 2 x 2 Bed Units)**. Copy Plans and Planning Consent available on request.



VENDOR'S SOLICITORS

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