franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526



Price/premium £750,000 **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 £750,000 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:	£750,000
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a RV of £23,500 from the 1st April 2026, payable at the prevailing rate.

Features

- ✓ Densely populated area
- ✓ Development potential
- ✓ Early viewing recommended
- ✓ Freehold
- ✓ Vehicular rear access
- ✓ Viewings by appointment only
- ✓ Yard area

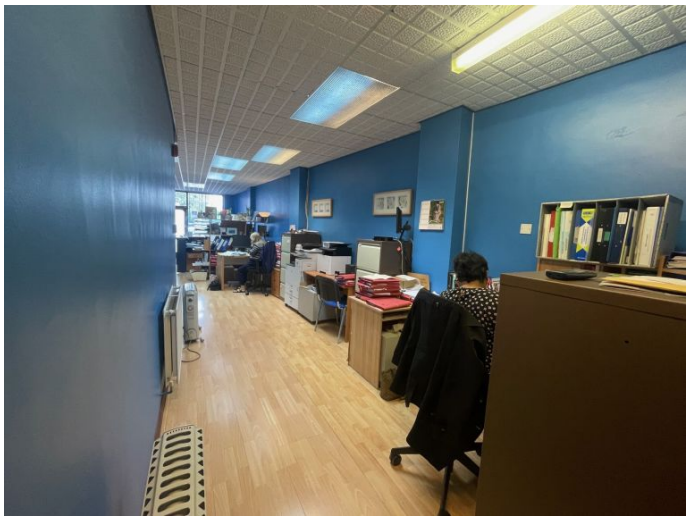
Property Map



Important notice

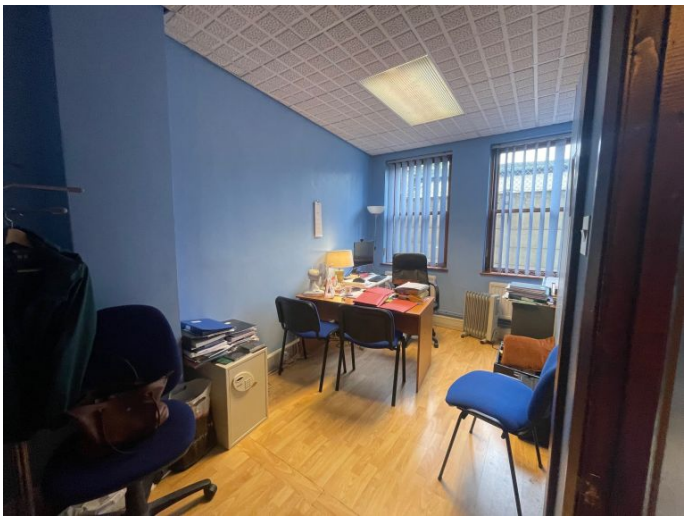
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THE LEGEND
KEBAB CENTRE 2
Traditional Fish & Chips
No 290







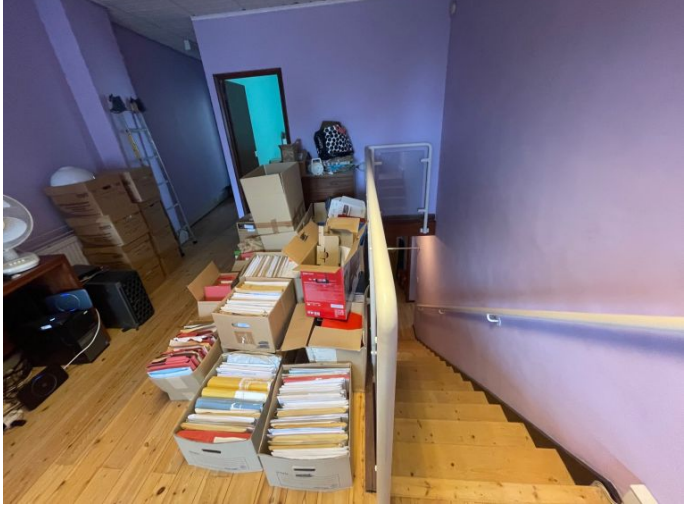


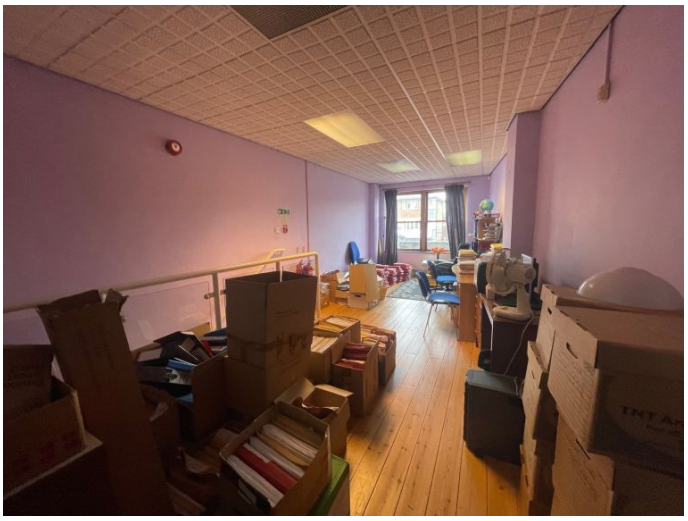








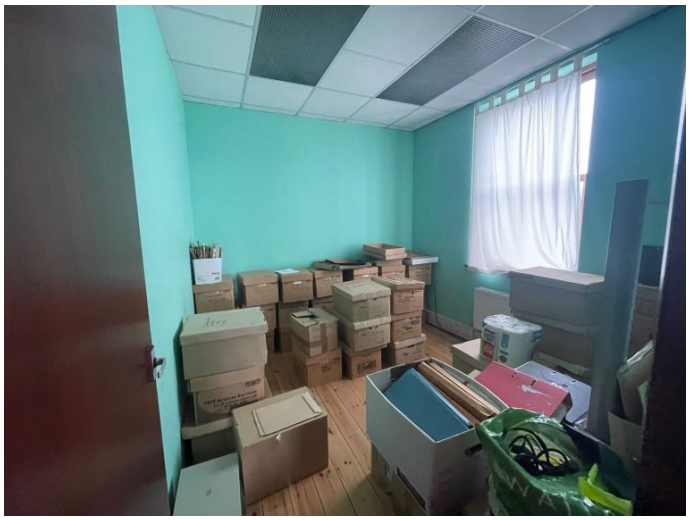



























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