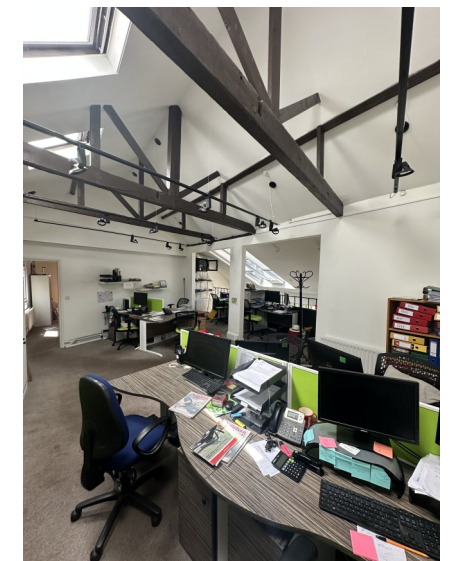
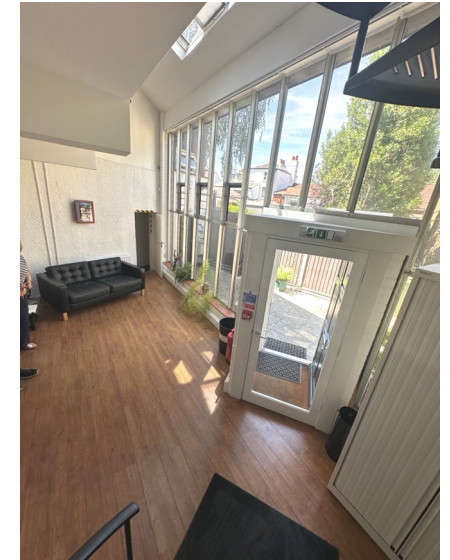


FREEHOLD FOR SALE

**ATTRACTIVE DETACHED OFFICE BUILDING
IN THE CENTRE OF THE VILLAGE**

1,730 sq ft (161 sq m) APPROX



34A HIGH STREET, THAMES DITTON, SURREY KT7 0RY

LOCATION

The property is located in the heart of Thames Ditton, approached via a foot path off the High Street and is within The Thames Ditton Conservation Area. Thames Ditton is an attractive village with good local amenities such as a number of restaurants and pubs in walking distance, some with views over the River Thames. Kingston and Esher town centres are also nearby with additional shops and restaurants. The A3 dual carriageway is within a few miles which provides quick access to the M25 (junction 10) and central London. Thames Ditton has its own railway station which provides a direct link to London Waterloo (approximate journey time 35 minutes).

DESCRIPTION

The premises comprise an attractive detached two storey studio building providing offices over ground and first floors. The ground floor consists of a reception area, one large office space and a smaller room ideal for meetings. There is a well-equipped kitchen and male and female toilets off the half landing. The first floor is split into two offices, both with feature vaulted timber ceilings and one with a view over the galleried reception area. Possible development potential to residential by way of Permitted Development subject to formal application.

ACCOMMODATION

Total approx 1,730 sq ft (161 sq m).



AMENITIES

- ◆ Gas fired central heating
- ◆ Fully carpeted
- ◆ Three compartment trunking
- ◆ Spot lighting to 1st floor
- ◆ Comfort cooling to 1st floor
- ◆ Kitchen
- ◆ Male and female toilets
- ◆ Wood flooring to galleried reception
- ◆ Velux skylights
- ◆ Client has installed new windows to ground floor rear.



TERMS

Freehold for sale .

PRICE

£575,000

VAT

We are advised that the building is (not) currently elected for VAT.

RATES

Rateable Value £28,250

Rates Payable £12,204

We would strongly recommend that you verify these figures with Elmbridge Borough Council.

EPC

Rating: D (80)

VIEWING

For further information or to arrange an inspection please contact:

TIM WILKINSON

DD: 020 8481 4745

Email: tim@cattaneo-commercial.co.uk

ANDY ARMIGER

DD: 020 8481 4741

Email: andy@cattaneo-ommercial.co.uk

Cattaneo Commercial

19-23 High Street

Kingston upon Thames

KT1 1LL

www.cattaneo-commercial.co.uk

