



## TO LET

**2 Thorkhill Road,  
Thames Ditton, KT7 0UE**

320 sq ft

Unique opportunity for  
live / work premises in  
Thames Ditton

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## Description

The premises comprise of retail unit on the ground floor with potential for small living accommodation / office accommodation on the first floor. There is no separate entrance for the 1st floor so it would need to be considered for living above the working premises. It was previously occupied by a hairdressers and has recently been completely refurbished to a high standard. The rent for the ground floor is being marketed at £13,500 per annum with other terms to be negotiated.

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## Location

Located in the quaint village of Thames Ditton, Surrey, where there are cafes, pubs, shops and restaurants found and close to the River Thames. Within close distance of the train station providing South Western Railway links to Central London in under 40 minutes. Additionally, easy access by car to other areas of Surrey and SW London with the A3 nearby.

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## Key points

- G floor retail unit
- Opportunity for work / live accommodation
- Newly refurbished
- Good transport links
- Garden area



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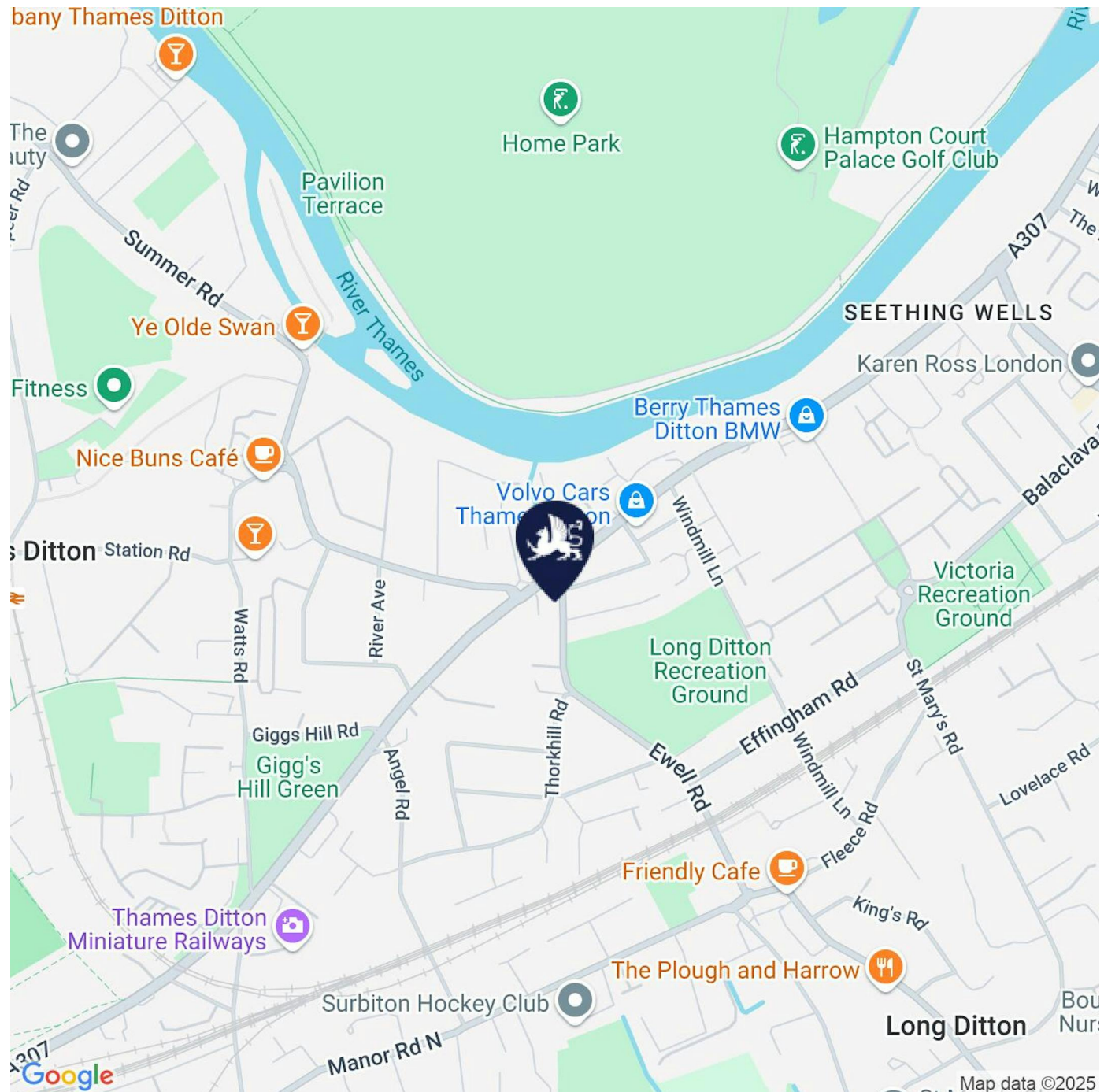
## Transport Links



Thames Ditton 0.6 Miles



Surbiton 0.9 Miles









## Rents, Rates & Charges

|                |                   |
|----------------|-------------------|
| Lease          |                   |
| Rent           | £13,500 per annum |
| Rates          | £2,900 per annum  |
| Service Charge | On application    |
| VAT            | On application    |
| EPC            | On application    |

## Viewing & Further Information



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