



# VANDERWALD

## FOR SALE

### 2 Grand Parade

### Ewell Road, Tolworth, Surrey, KT6 7BE



Vanderwald Estates Ltd  
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### Key Features:

- Commercial premises comprising 74.8sqm
- Let to BMZ Ethical Investments Ltd (t/a Lamberts Sports Clinic)
- Current rent reserved at £17,500 p.a. until 23.05.2027
- Situated on an established retail parade
- Available for £250,000

### Location:

Tolworth is a prosperous South West London suburb lying 1.2 miles south-east of Surbiton, 3 miles south of Kingston upon Thames and about 9 miles south-west of Central London.

Occupiers close by include B&M Stores, William Hill, Sainsbury's Local and numerous independent retailers

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.



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