



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

80-80a East Street Epsom Surrey KT17 1HF **FOR SALE**

Approx Gross Internal Area: 1,572 sqft (146 sqm)

Freehold Investment opportunity within walking distance of Epsom town centre. The property is arranged as retail over ground, first and second floors with rear access at ground and 1st floor plus parking. The property has redevelopment potential subject to all necessary consents being obtained.

Ground Floor (GIA)	560 sqft	52 sqm
1 st Floor (GIA)	506 sqft	47 sqm
2 nd Floor (GIA)	506 sqft	47 sqm
TOTAL	1,572 sqft	146 sqm

PRICE £450,000 Freehold. VAT not applicable.

LEASE The property is currently held on a 5 year lease from 10th August 2016 by Epsom Bathrooms Ltd. Rental income £15,000 pax, payable monthly in advance.



www.hugginsedwards.co.uk

LOCATION

The property is located on the South side of East Street, close to the junction with Church Road and Victoria Place a short walking distance from the Town Centre (5 minute walk) and Epsom mainline rail station (10 minute walk). Other nearby amenities include Kiln Lane Sainsbury's supermarket and the Rainbow Leisure Centre. The A3 is less than 4 miles away and the M25 Junction 9 (Leatherhead) less than 4.5 miles away.

RATES

Each floor has been separately assessed though the combined rateable value equates to: £18,100 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

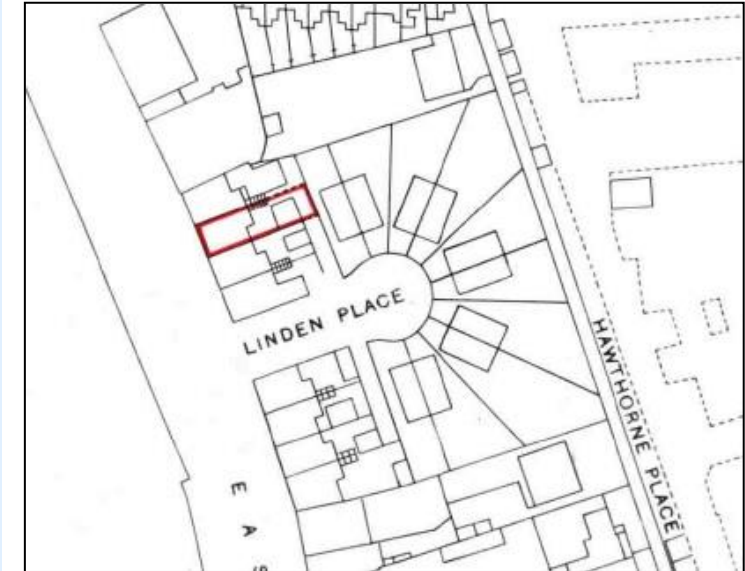
CONTACT

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DATE June 2019
FOLIO NUMBER 20021(CL)

SUBJECT TO CONTRACT
Important: See Disclaimer Notice below.

Extract of title plan: SY322294



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10 WEST STREET EPSOM SURREY KT18 7RG T: 01372 740555	11-15 HIGH STREET BOOKHAM SURREY KT23 4AA T: 01372 457011	3 BRIDGE STREET LEATHERHEAD SURREY KT22 8BL T: 01372 374806	1 GROVE ROAD SUTTON SM1 1BB T: 020 8642 2266
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