



FREEHOLD FOR SALE

HS HUGGINS STUART
E EDWARDS

The White House, 16 Waterloo Road, Epsom, KT19 8AZ
O.I.R.O OF £650,000

16 Waterloo Road, Epsom, KT19 8AZ

FREEHOLD FOR SALE

DESCRIPTION

Detached character office building with on-site parking in the heart of Epsom Town Centre. The property is Grade II listed and has recently undergone extensive refurbishment, including re-covering of the roof. Amenities include central heating, male and female W.C's, a kitchenette and internal storage.

USE

From the 1st September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_20200757_en.pdf

Ground Floor	1,001 sqft	93.00 sqm
1 st Floor	760 sqft	70.61 sqm
2 nd Floor	392 sqft	36.42 sqm
Total	2,153 sqft	200.03 sqm

PRICE

Offers invited in the region of £650,000 Freehold with vacant possession, subject to contract.

LOCATION

Superbly situated within Epsom town centre on the East side of Waterloo Road; the property benefits from excellent access to the High Street, The Ashley Centre & Epsom Square, all of which are less than 150 yards away. Epsom Station is less than 100 yards away, and provides

regular services to London Waterloo and London Victoria. Access to the M25 at Junction 9 (Leatherhead) is less than 15 minutes drive away and the access to the A3 at Hook is also less than 15 minutes drive away.

RATES

Rateable value: £30,250. Non-domestic uniform rates payable at 49.9p in the £ (2020/21)

The Government announced business rates will not be applicable for some types of occupier for 2020/21 due to the coronavirus pandemic, to confirm if you are eligible please check: www.gov.uk or contact the local authority

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
Apex House, 10 West Street, Epsom, KT18 7RG
T: 01372 740555
E: info@hsedwards.co.uk

DATE

August 2020

FOLIO NUMBER

20059(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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EPSOM
KT18 7RG
01372 740555

102 & 104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

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