



SHOP & OFFICES FOR SALE

22 & 22a South Street, Epsom,
Surrey, KT18 7PF

FOR SALE

Approx 1,062 sqft (98.66 sqm)

DESCRIPTION

Opportunity to acquire Freehold premises consisting of ground floor retail with external storage and WC and small rear yard accessible via the ground floor. The first and second floor offices are self contained with a separate entrance at the front of the property.

| | | |
|-----------------------|------------|-----------|
| Retail | 355 sqft | 32.98 sqm |
| Kitchen | 64 sqft | 5.95 sqm |
| Store | 81 sqft | 7.52 sqm |
| 1 st Floor | 302 sqft | 28.06 sqm |
| 2 nd Floor | 260 sqft | 24.15 sqm |
| TOTAL | 1,062 sqft | 98.66 sqm |

FREEHOLD

£350,000 with vacant possession.

LOCATION

The property is well located in South Street close to the junction with Epsom High Street. The property is situated amongst a variety of occupiers including Pizza Express and Epsom Playhouse. Epsom is located approximately 17 miles South West of Central London, ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead).

Epsom mainline rail station is close by providing regular rail services to both London Waterloo and London Victoria.

RATES

Shop Rateable Value: £10,500.

Offices Rateable Value: £9,300.

Rates payable at 49.9 p in the £ (2023/24).

EPC

C – 70.

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

10 West Street, Epsom, KT18 7RG

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DATE

September 2023

FOLIO NUMBER

30195(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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