



FREEHOLD FOR SALE

HS HUGGINS STUART
E EDWARDS

191 & 191A Kingston Road Ewell, Surrey, KT19 0AB
O.I.R.O £500,000 FREEHOLD

191 & 191A Kingston Road, Ewell, Surrey,
KT19 0AB

FOR SALE

Approx 1,705 sqft (158.80 sqm)

DESCRIPTION

Freehold mixed-use investment comprising a ground floor shop, garage and a self-contained 3-bedroom maisonette above. The adjacent garage and rear garden are retained for the use of the commercial tenant with access over the driveway being shared. The residential tenant is permitted to use the driveway to park one car.

Ground Floor Commercial	783 sqft	72.74 sqm
Garage	115 sqft	10.68 sqm
Maisonette	807 sqft	75.38 sqm
TOTAL	1,705 sqft	158.80 sqm

PRICE

O.I.R.O £500,000 Freehold.

LEASE

Shop – Internal repairing lease to Tahira Ayub Mir expiring in 2027, rental income £14,200 per annum exclusive. There is an outstanding upward only rent review from 24th September 2023 which has not been actioned and time is not of the essence.

Maisonette - Let on an assured shorthold tenancy, rental income £1,270 per calendar month.

Current Income: £29,440 per annum exclusive.

LOCATION

The property occupies a prominent position just off the A240 between Epsom & Tolworth and less than 5 minutes drive from the centre of Ewell Village. The property is well located for access to London and the M25 (Junction 10) via the A3 at Tolworth, which is less than 2 miles away. Stoneleigh Station is only 10 minutes walk from the property providing regular services to London Waterloo.

RATES & COUNCIL TAX

191 - Rateable value: £9,300 @ 49.9p in the £. (2023/24)
191A – Council tax band C.

EPC

191 – D 94.
191A – D 63.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Debbie Gale
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DATE

February 2024

FOLIO NUMBER

30236

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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