



FREEHOLD FOR SALE

HS HUGGINS STUART
EDWARDS

17 High Street, Ewell, Surrey, KT17 1SB
OIRO £395,000 FREEHOLD

17 High Street, Ewell, Surrey, KT17 1SB

FOR SALE

Approx 1,410 sqft (130.91 sqm)

DESCRIPTION

Rare opportunity to acquire the freehold of a charming Grade II listed building in the heart of Ewell Village. The property can be used for a variety of uses within Use Class E (Commercial Business & Service) and benefits from a corner position with rear private garden. The internal space comprises a restaurant/bar area, kitchen and storage on the ground floor with function room, W.C's and a private office on the 1st floor.

Pre-planning drawings to convert the 1st floor to residential with offices and studio flat on the ground floor have been submitted to the council for approval before applying for full planning permission.

Ground Floor	921 sqft	85.59 sqm
1 st Floor	489 sqft	45.32 sqm
TOTAL	1,410 sqft	130.91 sqm

PRICE

Offers in the region of £395,000.

TENURE

Freehold with full vacant possession.

LOCATION

The property is located in a prominent position on the East Side of the High Street, at the junction with Church Street. Ewell Village benefits from a variety of shops, restaurants and other businesses. Nearby occupiers include, amongst others, Costa Coffee, an NHS Pharmacy, Sainsbury's Local and The Cooperative.

Both Ewell West and Ewell East Stations are less than 10 minutes' walk away providing regular services to both London Waterloo and London Victoria. The A3 is approximately 5 minutes' drive away providing access to Central London and the M25 at Junction 10 (Cobham).

RATES

Rateable value: £27,000. 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: epsom@hsedwards.co.uk

DATE

March 2021

FOLIO NUMBER

30012

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk

