



**FREEHOLD FOR SALE**

**HS** HUGGINS STUART  
**EDWARDS**

6-7 THE QUADRANT, EPSOM, SURREY, KT17 4RH  
£900,000 FREEHOLD

## 6-7 The Quadrant, Epsom, Surrey, KT17 4RH FOR SALE

Approx 2,599 sqft (241.53 sqm)

### DESCRIPTION

Rare opportunity to acquire the freehold of a double fronted commercial unit with two self-contained 2/3 bedroom flats above in Epsom town centre. The ground floor commercial is offered with vacant possession. The flats are currently held on ASTs each producing a rental of £1,300 per calendar month with both benefitting from large balconies at the first floor rear.

Commercial	896 sqft	83.28 sqm
6a	840 sqft	78.04 sqm
7a	863 sqft	80.21 sqm
TOTAL	2,599 sqft	241.53 sqm

### PRICE

£900,000 Freehold. Subject to contract.

### LOCATION

The property is situated in a prominent position on Church Street, at the Junction with East Street, Upper High Street & The High Street. The property is well positioned for the town centre amenities, including an Odeon Cinema, a new Lidl Supermarket and other national and independent occupiers within the town. The property is approximately 5 minutes walk away from Epsom Station which provides regular services to

London Waterloo and London Victoria. Short term parking is available in the nearby Depot Road and Town Hall car parks. Limited free-on street parking is available in Upper High Street.

### BUSINESS RATES & COUNCIL TAX

Rateable value: £26,000. Rates payable at 49.9p in the £ (2021/22).

6a & 7a both in Council Tax Band C.

### EPC

Commercial: C 75 (Expired) New EPC commissioned.

6a: C 72

7a: D 65

### 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  
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### DATE FOLIO NUMBER

September 2021 30073(CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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