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**FOR SALE /
TO LET**

**FREEHOLD MIXED-USE BUILDING FOR SALE WITH DEVELOPMENT AND
ALTERNATIVE USE POTENTIAL STP**

26 & 28 SOUTH STREET, EPSOM KT18 7PF

DESCRIPTION

The property comprises a restaurant unit arranged over basement and ground floors with two one-bedroom flats arranged above. The property benefits from an outbuilding, a garden and a parking space. One flat is sold off on a 199 year lease from 01.01.2010. The other flat is let on an AST.

The premises have previously been used as a Restaurant, Offices and Retail. Any equipment in the premises hasn't been tested and the contents will be sold as seen.

UNIT	STATUS	INCOME
Retail	Vacant	-
Flat 28A	AST Expires 07.07.2025 – rolling monthly thereafter	£1,330 PCM (£15,960 PA)
Flat 28B	199 Year Lease – 29.10.2010	£100 PA Increases every 25 years.

LOCATION

The property fronts South Street, Epsom, within Epsom's vibrant town centre.

Ashley Shopping Centre is located close to the property and comprises a range of amenities including Boots, JD Sports, M&S, Next and Waitrose.

Epsom Railway Station is located 300 metres north of the property, providing services to Horsham, Guildford, Clapham Junction, London Victoria, London Bridge and London Waterloo.

The property lies within the administrative area of the London Borough of Epsom and Ewell.

ACCOMMODATION

FLOOR	SQ FT	SQ M
Retail - Basement	269	24.99
Retail – Ground	1,056	98.12
TOTAL	1,325	123.11
Flat 28A	603	56
Flat 28B	592	55

EPC

The property has EPC Ratings B (retail), C and C (residential).

TENURE

The property is held freehold under title number SY210415.

VAT

We understand the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RATEABLE VALUE

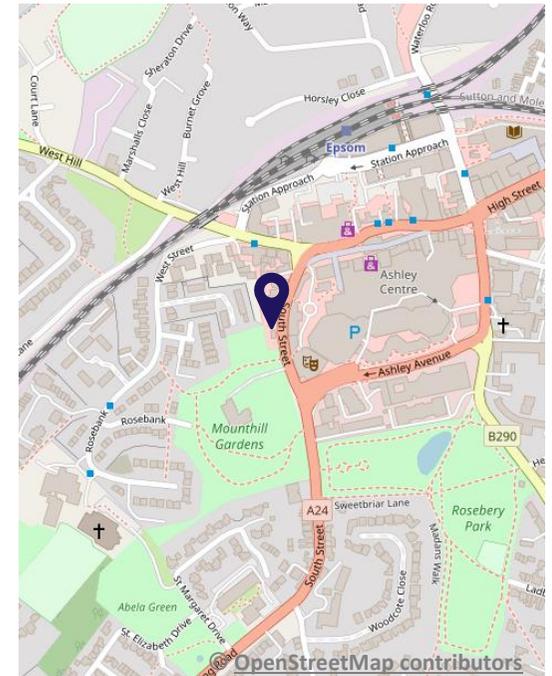
The property has a rateable value of £17,000.

PRICE

Offers are invited in excess of £500,000, subject to existing leases. Retail available To Let.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.



VIEWINGS – 020 8662 2700

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@SHWProperty

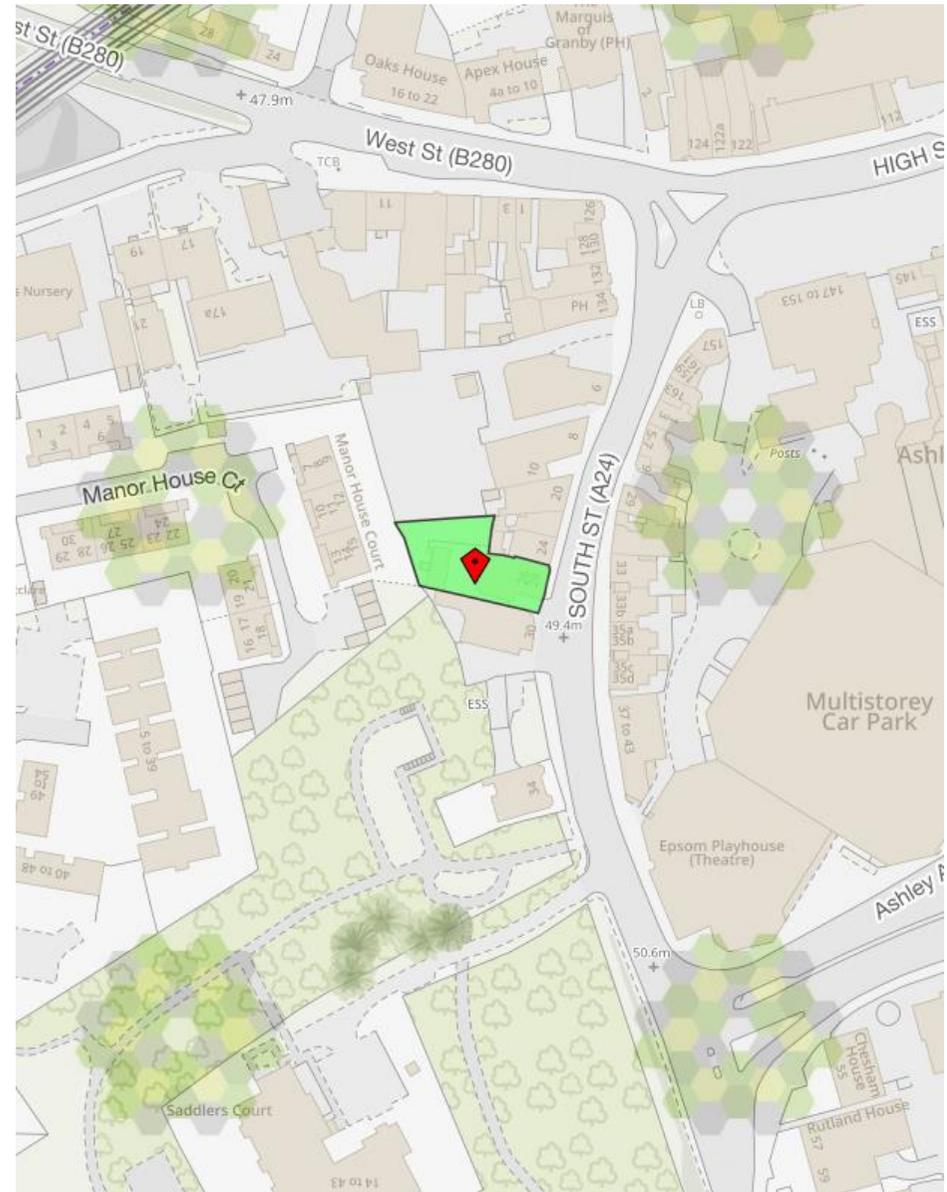


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