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PROPERTY
WORK**

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FOR SALE

**13 WHITEHORSE DRIVE, EPSOM, SURREY, KT18 7NE
BUILDERS YARD, TOTAL SITE 5,920 SQ FT
YARD 3,300 SQ FT , OFFICE, WORKSHOP & STORE 1,000 SQ FT
MAY SUIT VARIOUS ALTERNATIVE USES STP**

DESCRIPTION

The property comprises a yard, office, storage/workshop and garage. Previously used as a builders yard but suitable for alternative uses subject to planning.

The office is a modern single storey unit with brick elevations and pitched roof and provides good quality space with 3 offices, 2 wcs and kitchenette. There is a door into the workshop which has a roller shutter loading door and a further adjoining store. There is an old brick garage at the site entrance in need of refurbishment. The majority of the yard is laid to concrete but part is unmade.

LOCATION

Epsom is well located on the A24, within 3 miles of the M25 J9 and the A3 at Tolworth is 5 miles.

The mainline station provides fast and regular services to Waterloo and Victoria, appx travel time 45 mins.

The property is situated just off the A24 Dorking Road appx 0.7 miles from the town centre and is accessed via a drive between number 13 and 15 Whitehorse Drive.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Office	608	56.48
Workshop	250	23.22
Store	150	13.93
Total	1008	93.63
Yard	3,300	185.81
TOTAL SITE	5,920	550.00

PLANNING

There is planning to extend the office with a roof extension to provide an extra 64 sq m appx. gross internal. [23/00179/FUL | Increase in roof height to create additional office floor space served by front and rear dormer windows and side and rear roof lights. | 13 Whitehorse Drive Epsom Surrey KT18 7NE \(epsom-ewell.gov.uk\)](https://www.ewell.gov.uk/23/00179/FUL)

AMENITIES OFFICE

- Gas Central Heating
- Double Glazing
- 2 WCs
- Kitchenette

PRICE

£650,000. Vat may be applicable to the purchase price.

TERMS

The property is available freehold with vacant possession.

RATES

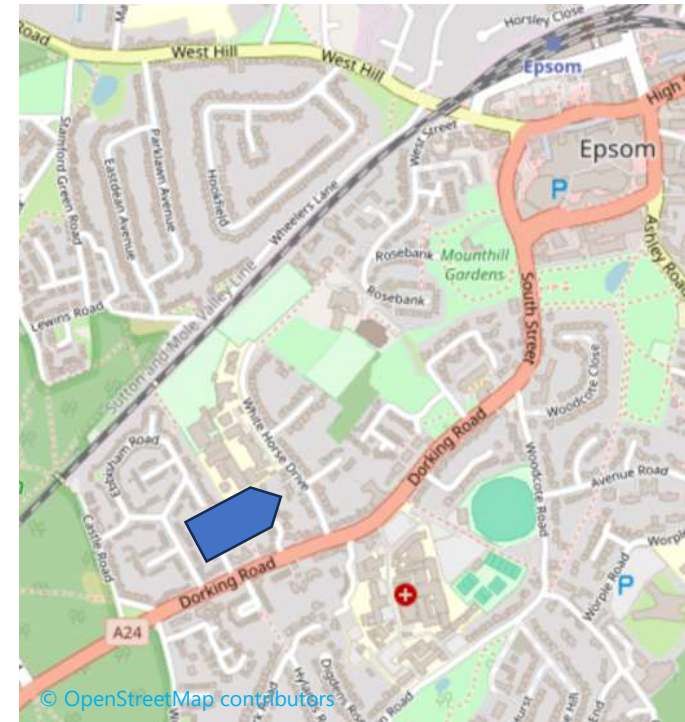
The property has a rateable value of £6,800 (2023).

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of E.



VIEWINGS – 020 8662 2700

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