

Freehold for Sale

Retail Premises

with Potential for A3 Restaurant (subject to planning)
plus 3 Bedroom Maisonette above
Offers Sought in Excess of £775,000

203-203a Fir Tree Road, Epsom, Surrey KT17 3LB



Location: The premises are prominently located in an established retail on a main thoroughfare with excellent vehicular passing traffic.

Description: The semi detached property is of traditional brick construction beneath a pitched tiled roof, benefitting from four car parking spaces on the front forecourt. In addition, there is rear vehicular access to the property for loading/unloading, from Ruden Way.

Accommodation: The premises have the following approximate floor areas and dimensions:

Ground Floor

Retail Showroom	231.64 sq m	2,493 sq ft
Mezzanine/Store	43.16 sq m	465 sq ft

Total Gross Internal Floor Area: 274.80 sq m 2,958 sq ft

First Floor

Dining Room	2.94 m x 5.00 m
Lounge	4.25 m x 5.00 m
Kitchen	3.06 m x 4.20 m
Bathroom with WC	2.32 m x 1.95 m
Utility Room	1.68 m x 1.65 m

Second Floor

Bedroom 1	4.23 m x 3.24 m (plus bay window 1.62 m x 0.69 m)
Bedroom 2	2.94 m x 3.91 m (plus bay window 1.62 m x 0.69 m)
Bedroom 3	1.94 m x 2.75 m (plus bay window 1.00 m x 1.07 m)

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Terms: The premises are available Freehold for sale with full vacant possession.

Planning: The ground floor premises currently benefit from A1 (Retail) consent, however, an A3 (Restaurant) consent was previously granted on 09/06/2006. For further details, please enquire of Reigate & Banstead Borough Council.

VAT: The property has been elected for VAT.

Price: Offers are sought for the Freehold interest in Excess of **£775,000**.

Rates: According to the VOA website, the property has a Rateable Value of £18,000. Therefore, Rates Payable in the current financial year for 2018-2019 are £8,874.

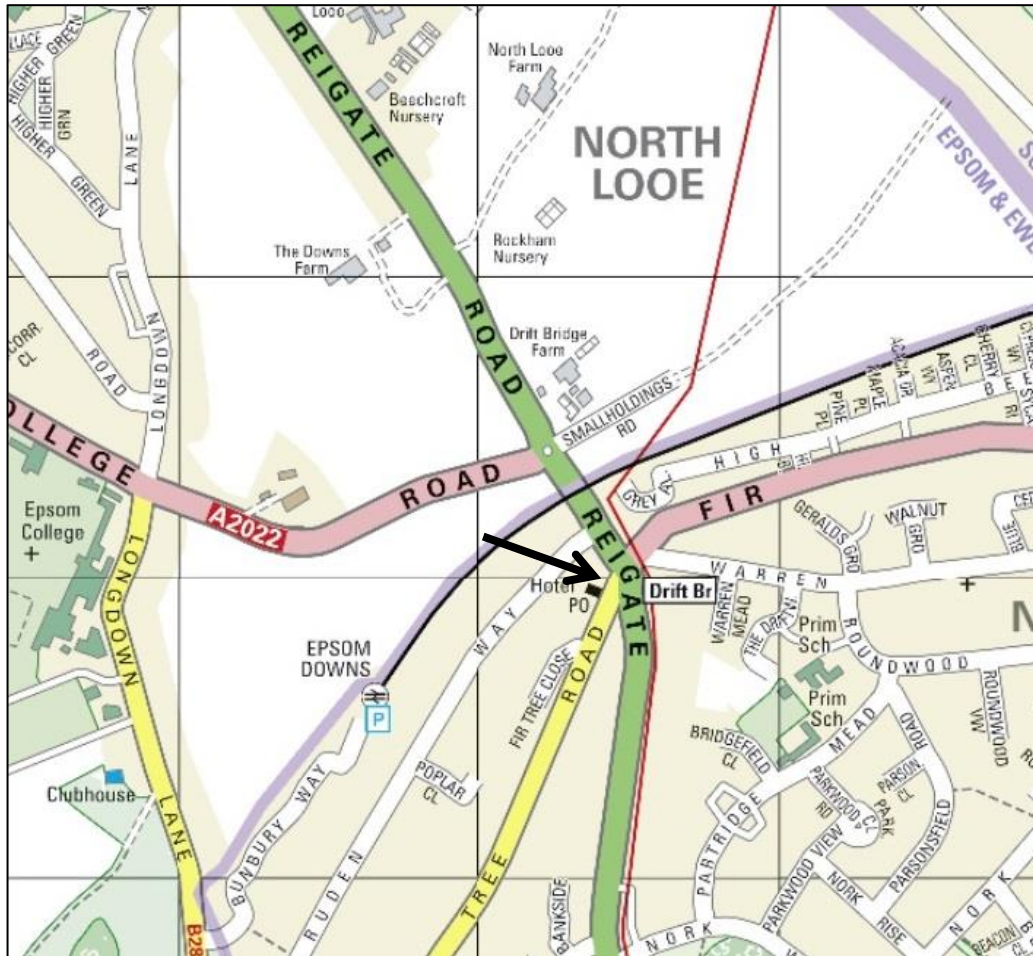
NB: Please note that the rates actually payable may be subject to transitional relief. For a more accurate assessment of rates payable for the current year, please contact the Local Authority.

EPC: EPCs are available upon request.

Legal Costs: Each party is to be responsible for their own costs in this transaction.

Viewing: Strictly by appointment through Sole Agents

Centro Commercial Limited
020 8401 1000



Mid-Day Court 30 Brighton Road Sutton Surrey SM2 5BN

Centro Commercial Limited believe these particulars to be correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable.

The property described in these particulars is subject to availability and to formal contract.

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