

*Voted Best Commercial Agency – Surrey Property Awards 2012*

# RESIDENTIAL DEVELOPMENT OPPORTUNITY PROVIDING 11 X APARTMENTS FOR SALE



PROPOSED



EXISTING

## 13-15 HIGH STREET

**EPSOM • SURREY • KT19 8DA**

### LOCATION:

The property is situated in the heart of Epsom High Street close to an assortment of shops and amenities whilst being a short distance from Epsom Mainline railway station which provides fast and regular link to London.

Epsom is an affluent commuter town within the Greater London Urban Area approximately 15 miles from Central London, 7 miles south of Kingston-Upon-Thames and 8 miles south-west of Croydon, and is very well connected. The A24 passes through the centre of the town and the M25 can be joined at Leatherhead which in turn connects to the M23, M3, M4 and M40. Bus services connect Epsom to Sutton,

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131 F: 01483 557549**

**w: [www.gascoignes.com](http://www.gascoignes.com) e: [enquiries@gascoignes.com](mailto:enquiries@gascoignes.com)**

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Kingston and Redhill and a regular service connects with the London Underground at Morden. Epsom railway station has frequent rail services to London, Leatherhead, Dorking, Guildford, Horsham, Croydon and Wimbledon where it also connects to the London Underground.

## DESCRIPTION:

The available opportunity comprises the first and second floors of a 3-storey property (the ground floor is not being offered for sale) and offers the opportunity to convert the existing property and provide new build accommodation so as to provide 11 x apartments.

## ACCOMMODATION:

The existing accommodation is arranged to provide offices over the first and second floors extending to some 2,025 sq ft of net useable office accommodation. The proposed scheme provides 11 x units comprising 2 x studio units and 9 x 1 Bedroom apartments as per the following schedule:-

Floor	Plot	Type	Area (m2)
First	1	1 Bed	59
First	2	1 Bed	51
First	3	1 Bed	59
First	4	Studio	35
Second	5	1 Bed	59
Second	6	1 Bed	51
Second	7	1 Bed	59
Second	8	Studio	35
Roof	9	1 Bed	59
Roof	10	1 Bed	57
Roof	11	1 Bed	43
<b>Total</b>			<b>567</b>

## TOWN PLANNING:

Under planning reference 12/00924/FUL, consent was granted on appeal for the conversion of first and second floor offices including rear extension and roof extension to provide 11 self-contained flat units. There are no S.106 payments required.

## PRICE:

We are seeking offers in excess of £600,000.00 for the long leasehold interest comprising the upper floors and access thereto.

## VAT:

The premises are not elected for VAT.

## SERVICE CHARGE:

A service charge mechanism will need to be addressed for common parts and external areas.

## LEGAL COSTS:

Each party to bear their own professional and legal costs.

## VIEWING:

The premises are available to view by prior appointment through the Sole Agents.



Andrew Russell  
[andy@gascoignes.com](mailto:andy@gascoignes.com)

Rod Walmsley  
[rod@gascoignes.com](mailto:rod@gascoignes.com)

James Gray  
[james@gascoignes.com](mailto:james@gascoignes.com)

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