# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

## Shop with A5 consent & Flat
## 413/413a Kingston Road
## Ewell KT19 0BT

## FOR SALE/OR MAY LET

### Approx 488 sq ft (45.3 sq m)

Consent has been obtained for a change of use of the shop unit to A5 (take-away).There is a two bedroom flat above and off street parking for up to four cars. Commercial unit benefits from rear servicing along with the following approximate net internal area and dimensions:-

| | | |
|---|---|---|
| Net Frontage | 16 ft 3 ins | 4.96 m |
| Maximum Depth | 37 ft 4 ins | 11.40 m |
| Retail Area | 367 sq ft | 34.1 sq m |
| Rear Storage | 121 sq ft | 11.2 sq m |
| **TOTAL AREA** | **488 sq ft** | **45.3 sq m** |

**RENT** £20,000 per annum exclusive

**PRICE** £245,000 Freehold subject to contract

**LEASE** New FRI lease for a term to be agreed.

SHOP & OCCUPIED FLAT

www.hugginsedwards.co.uk

**LOCATION**

Located on Kingston Road (A240), this property benefits from being situated on the main thoroughfare linking Epsom to the A3, whilst is also within walking distance of Tolworth Railway Station providing a regular train service to London Waterloo.

**AMENITIES**

Rear Yard and Servicing
Off-street parking for 4 cars
Free on street parking available up to 2 hours and to the front of the property

**RATES**

Rateable value: £6,500 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 46.2 p in the £ (2013/14)

**COUNCIL TAX**

The residential flat is within Council Tax Band C

**LEGAL COSTS**

Both parties to bear their own legal costs.

**VIEWING**

Strictly by appointment via sole agents Huggins Edwards & Sharp.

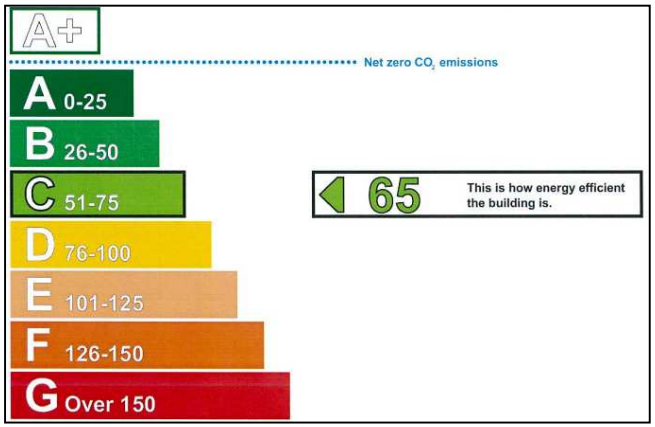
**CONTACT**

Epsom Commercial Department,
Apex House, 10 West Street, Epsom, Surrey KT18 7RG
T: **01372 740555**
F: 01372 741002
E: info@hes-epsom.co.uk
W: www.hugginsedwards.co.uk

**DATE** April 2013
**FOLIO NUMBER** 18631(CL)

**SUBJECT TO CONTRACT**
Important: See Disclaimer Notice below.

**EPC Dated: 28th November 2011**



# HUGGINS EDWARDS & SHARP

Incorporating Langlands & Son (Est 1798) and Stephen Anderson & Co

**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT**
**RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS**

| | | | | | |
|---|---|---|---|---|---|
| APEX HOUSE<br>10 WEST STREET<br>**EPSOM**<br>SURREY KT18 7RG<br>T: 01372 740555 | 67A HIGH STREET<br>**WALTON-ON-THAMES**<br>SURREY KT12 1DJ<br>T: 01932 246262 | 11-15 HIGH STREET<br>**BOOKHAM**<br>SURREY KT23 4AA<br>T: 01372 457011 | 3 BRIDGE STREET<br>**LEATHERHEAD**<br>SURREY KT22 8BL<br>T: 01372 374806 | 1 GROVE ROAD<br>**SUTTON**<br>SM1 1BB<br>T: 020 8642 2266 | 17 COOMBE ROAD<br>**NEW MALDEN**<br>SURREY KT3 4PX<br>T: 020 8942 7733 |

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