



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

8/8a Stoneleigh Park Road
Ewell
Surrey
KT19 0QT

FOR SALE

Approx 1,076 sqft (99.99 sqm)

Opportunity to acquire a freehold building with vacant possession in a prominent retail parade in Ewell. The property was previously used as a taxi office with self-contained offices above. The property benefits from rear access, rear loading and there is free parking available in the parade for up to 2 hours.

The property has potential for alternative uses/ development subject to planning permission.

Ground Floor Offices	715 sqft	66.44 sqm
1 st Floor Offices	361 sqft	33.55 sqm
TOTAL	1,076 sqft	99.99 sqm

PRICE Offers invited in the region of £350,000

TENURE Freehold with vacant possession.



www.hugginsedwards.co.uk

LOCATION

The property is located in Kingston Parade on Stoneleigh Park Road, close to the junction with Kingston Road. The parade benefits from a variety of occupiers including an off-licence, hair salon and a solicitors office. There is ample, free customer car parking for up to 2 hours within the parade. The property is well positioned for major road and rail networks with the A3 only 5 minutes drive away and Stoneleigh Station approximately 0.3 miles away providing regular services to London Waterloo.

RATES

Rateable value: £10,750 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 46.6p in the £ (2017/18)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT

Epsom Commercial Property Department
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DATE

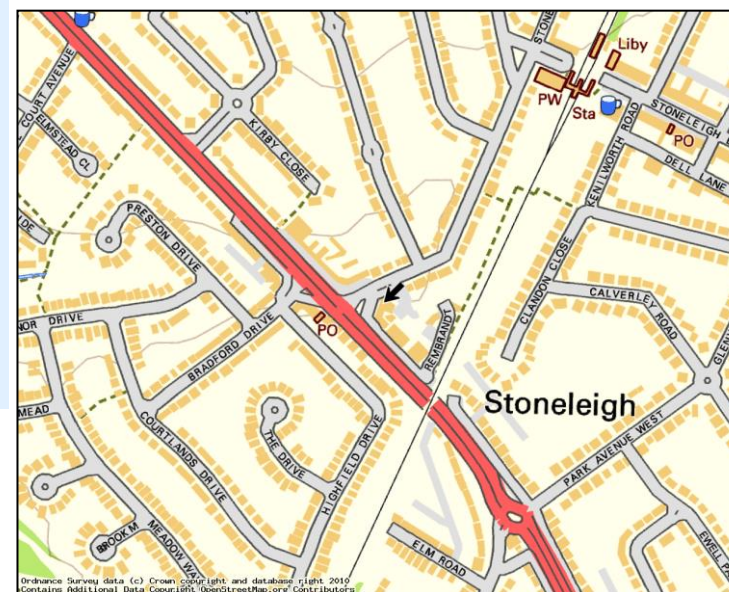
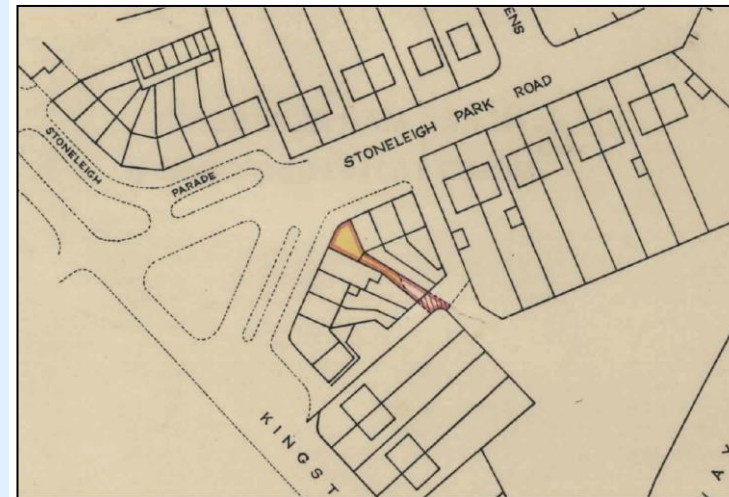
November 2017

FOLIO NUMBER

19843(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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3 BRIDGE STREET
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SURREY KT22 8BL
T: 01372 374806

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