



**Tenure**  
Freehold.

**Location**  
The property is located on the High Street in Ewell, close to its junction with Cheam Road. The village of Ewell has an array of restaurants, bars and boutiques. Ashley Shopping Centre is nearby. Ewell East and Ewell West Rail Stations are both within walking distance and provide regular services to London Victoria and London Waterloo Stations. The M25 Motorway is accessible to the south.

**Description**  
The property comprises two interconnecting buildings each arranged over lower ground, ground and two upper floors. The buildings are internally arranged to provide ground floor commercial accommodation, together with office accommodation above.

**Accommodation**  
**Basement Retail** – Four Rooms  
**Ground Floor Retail** – Seven Rooms, Two Wash Rooms/WC  
**First Floor Office** – Eight Rooms, Kitchen, Two Wash Rooms/WC  
**Second Floor Office** – Five Rooms, Separate WC/wash basin

**Planning**  
 Local Planning Authority: Epsom and Ewell Borough Council.  
 Tel: 01372 752000.  
 Prior approval under permitted development rights was granted on 7th September 2017 for the change of use of the first and second floors of the existing office building (Use Class B1(a)) to five self-contained flats (Use Class C3).

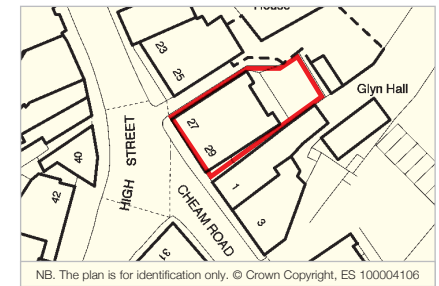
NB. A new application is pending to create a sixth residential unit, the reconfiguration of the first and second floors to create larger and more desirable one bedroom units and the retention of the commercial units over basement and ground floor. This enhanced proposal will provide a net saleable area of 5,618 sq ft.

Both sets of plans are available from the auctioneers upon request. Please email jimmy.bruce@allsop.co.uk to obtain copies.

**Ewell**  
**27-29 High Street,**  
**Epsom,**  
**Surrey**  
**KT17 1SB**

- **A Freehold Attractive Office and Retail Building**
- **Permitted Development granted for Creation of Five Self-Contained Flats in the Upper Parts**
- **Extending to Approximately GIA 4,622 sq ft**
- **Further Application submitted for Six Flats extending to 5,618 sq ft (Decision Pending)**
- **Further possible potential for Additional Residential Units (subject to consents)**

**Vacant Possession**



**To View**  
Please Call: The Joint Auctioneer.

**Joint Auctioneer**  
 Messrs Stiles Harold Williams  
 (Ref: Richard Plant).  
 Tel: 0208 662 2718.  
 Email: rplant@shw.co.uk

**Seller's Solicitor**  
 Messrs Fladgate (Ref: Mr Julian Scharfer).  
 Tel: 0203 036 7000.  
 Email: jscharfer@fladgate.com

**VACANT – Freehold Building**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).  
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**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.