



Tenure

Freehold.

Location

Epsom is a well established commercial centre situated approximately 16 miles south-west of Central London and 4 miles north-east of Junction 9 of the M25 motorway. Kingston-upon-Thames lies approximately 5 miles to the north and the A3 trunk road is located 3 miles to the north of the town via the A240 which is predominantly dual carriageway.

The property is situated on the northern side of Upper High Street, close to its junction with High Street, East Street and Church Street. Occupiers close by include Co-Op (adjacent), Domino's Pizza, Fads, General Accident Property Services, Oxfam and the Odeon Cinema.

Description

The property is arranged on basement, ground and two upper floors. The ground floor comprises a double restaurant unit with further accommodation to the basement. The upper floors, accessed from the rear, provide eight rooms (3 with en-suite shower room), kitchen, bathroom and separate WC/shower.

The property provides the following accommodation and dimensions:

Gross Frontage	11.85 m	(38' 11")
Net Frontage	8.30 m	(27' 3")
Shop Depth	9.30 m	(30' 6")
Built Depth	12.00 m	(39' 4")
Basement (GIA)	91.50 sq m	(984.93 sq ft)

First and Second Floor comprising 8 Rooms (3 with En-suite Shower Room), Kitchen, Bathroom and Separate WC/Shower.

Tenancy

The property is to be offered with VACANT POSSESSION.

Rateable Value

We understand the rateable value is £19,500 per annum Winebar and Premises.

Planning (1)

The upper floors benefit from planning permission for the change of use from bed and breakfast accommodation to form 4 x one bedroom flats with a new two storey extension (Ref 07/01286/FUL). This planning consent was renewed in March 2011 (Ref 10/01260/REN). Full details will be disclosed in the legal pack.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 41 Epsom**.

Epsom

11 and 13 Upper High Street Surrey KT17 4QY

- **Freehold Vacant Restaurant and Residential Property**
- Town centre location
- May suit owner occupier/ investor/developer
- Upper floors have benefit of planning permission for 4 x one bedroom flats

Vacant

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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