



**64 THE BROADWAY, STONELEIGH
EPSOM, SURREY KT17 2HS**

Offers in excess of £700,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Mid terrace freehold property comprising ground floor retail unit previously used as a pet shop with a range of single storey out buildings to the rear and hard standing land

Above is an unmodernised split level flat with four bedrooms, kitchen, family bathroom, separate W / C and loft space

LOCATION

The property is situated just 1 minute from the rail station with South Western services direct to London Waterloo in 30 minutes and Guildford in 40 minutes.

The Broadway itself is lined either side by mixed use parades comprising ground floor commercial and mostly 2 - 3 floors of residential above

Sainsburys & Co Op are nearby and the rest of the businesses are mainly independent local covenants

Bus routes nearby include the 293 to Morden and the E16 to Epsom

Main roads into and out of London include the A24 and A3, The M25 is approximately 7 miles

ACCOMMODATION

Ground floor commercial 96.25 Sq m (1,036 Sq ft)

First & second floor flat 110.74 Sq m (1,192 Sq ft)

Single storey outbuildings 65 Sq m (700 Sq ft)

Plot: 45 m (147 ft) x 6m (19.6 ft)

Sizes are approximate



PLANNING

Our research shows no recent planning applications on the subject property have been submitted.

There are a number of applications along the same parade which highlight some of the potential for redevelopment two of them are listed below and interested parties should rely on their own investigations with Epsom & Ewell Council

50 The Broadway, Ref: 17/01583/FUL Planning granted for a three storey building comprising 2 x two bed flats with parking.

44 - 48 The Broadway, Ref: 15/00336/FUL Planning granted for three storey building with commercial at GF and 6 flats above.

The above developments have not yet been constructed

TERMS

Offers in excess of £700,000 are invited

Unconditional offers only are being sought for the Freehold with vacant possession

LEGAL EXPENSES

Each party are responsible for their own legal expenses

DATA ROOM

Further information is available in our data room [CLICK HERE](#)

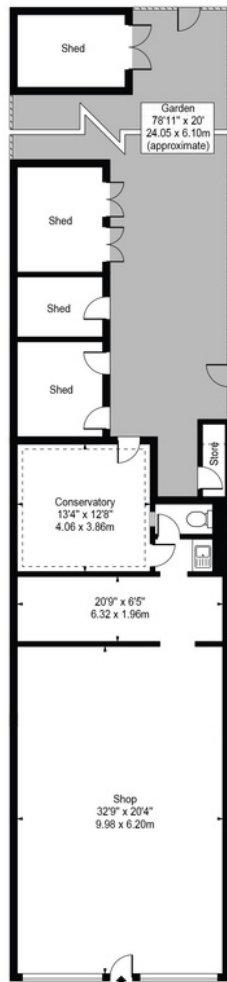
VIEWINGS

Contact sole agents Christopher St James

Daniella Davies or Matt Pomeroy on 020 8296 1273

The Broadway Stoneleigh, Epsom, KT17 2HS

Approx. Gross Internal Area 1036 Sq Ft - 96.25 Sq M
(Excluding Sheds & Store)



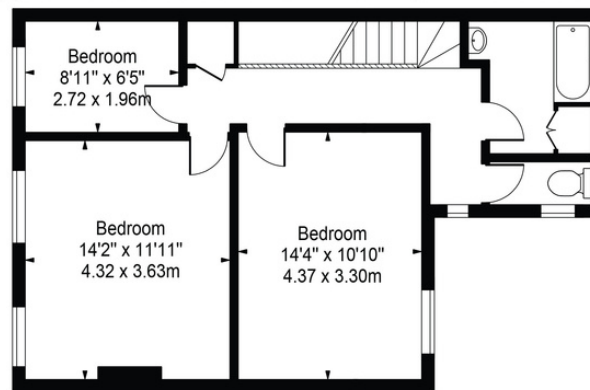
Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

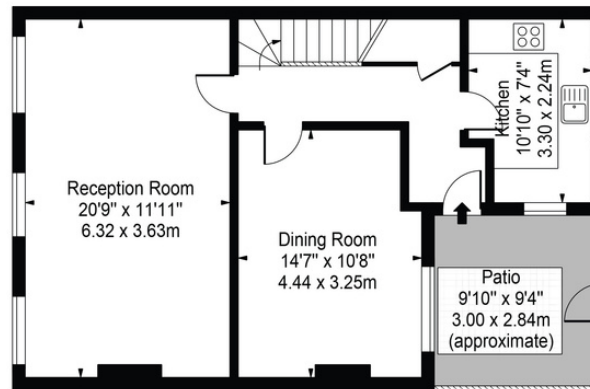
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

The Broadway Stoneleigh, Epsom, KT17 2HS

Approx. Gross Internal Area 1192 Sq Ft - 110.74 Sq M



Second Floor



First Floor

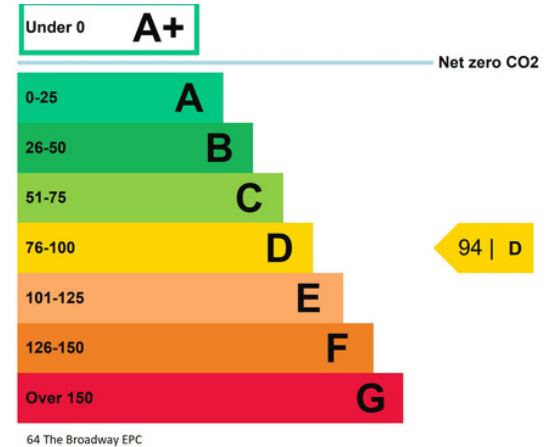
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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THE SMALL PRINT

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- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 46 E | |
| 21-38 | F | | |
| 1-20 | G | | |

64a The Broadway, Stoneleigh