



**NONSUCH HOTEL, 355 LONDON ROAD,  
EWELL, EPSOM, SURREY, KT17 2DE**

***Guide Price £1,000,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**

Approximate Area = 262.0 sq m / 2820 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 303172

**Christopher St James**  
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Colliers Wood  
London  
SW19 2JF



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## Description

Freehold hotel for sale due to retirement

Currently the business is still trading which should allow for a seamless take over, alternatively we feel the building would lend itself to HMO use subject to the relevant planning consents.

The property has 7 en suite guest rooms, kitchen, sitting room, dining room and a four room annexe with private bathroom which could be incorporated into the lettable space to enhance income

Parking is available to the front of the property with a good size rear garden

GIA: 262 sqm / Plot: 575 sqm

## Location

The Nonsuch Park Hotel is situated directly opposite the Historic Nonsuch Park on the London Road (A24), Epsom & Ewell, Surrey. In the local vicinity are towns such as Sutton, Kingston, Wimbledon & Morden. Approximately 2 miles from Epsom town centre. Close to the famous Epsom race course, home of The Derby.

## Planning

Current Use C1

Buyers should rely on their own investigations to the local planning authority - Epsom & Ewell

## Terms

Offers are invited on an unconditional basis only - Vacant possession will be provided on completion

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## Viewings

Strictly by appointment only - Please do not approach staff

Contact sole agents Christopher St James 020 8545 0591

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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