



**87 BRIGHTON ROAD, LOWER KINGSWOOD,
TADWORTH, SURREY, KT20 6SU**

***Guide Price £1,000,000 Freehold
Guide Rent £50,000 per annum***



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

developments@csj.eu.com



Description

An opportunity to buy or rent this prime roadside opportunity suitable for a range of uses including re development subject to the relevant consents

Existing is a triple fronted retail / office / trade counter with 3 bed flat above and hard standing yard to rear formerly used as builders merchants and now vacant

Location

The property's position on the A217 provides direct road access north towards Epsom, Sutton, and the M25 motorway, and southwards to Gatwick Airport and Crawley.

Lower Kingswood, where London House at 87 Brighton Road is located, is surrounded by several nearby towns. The closest town is Kingswood, approximately 1.6 miles away and Reigate 1.9 miles.

Other nearby towns include Banstead at about 4 miles, Epsom roughly 5 miles, and Sutton 8 miles

Planning

Our research shows the property to have B8 use - Interested parties must rely on their own investigations to the local planning authority

Terms

Unconditional offers only - Guide Price £1,000,000

Guide Rent £50,000 pa - Lease terms to be agreed by negotiation

Viewings

Strictly by appointment only, Contact Christopher St James 020 8296 1273

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.
- 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.