



**20 THE BROADWAY, STONELEIGH,
EPSOM, KT17 2HU**

Offers In Excess Of £500,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

**** Mid-Terraced Mixed Use Investment with Development Potential (STPP) ****

An excellent opportunity to acquire a mid-terraced, mixed use property in a prominent location, ideal for investors and developers alike. The ground floor comprises a fully-operational retail unit currently trading as a nail bar, benefiting from high street visibility, there is also a separate yard to the rear

Above, the first and second floors house a well-proportioned three-bedroom, self-contained flat. Accessed via a private entrance from the front of the building, the flat provides generous accommodation with 4 spacious rooms, kitchen / diner, family bathroom and garden area offering excellent rental potential or future reconfiguration options.

With strong fundamentals, attractive frontage, and significant scope for value-add through development or reconfiguration (subject to planning consent), this property is an excellent proposition for purchasers seeking secure income with future upside.

Location

20 The Broadway enjoys a prominent position in the heart of Stoneleigh, an established and well-connected Surrey suburb. Stoneleigh Broadway itself is a vibrant local parade, renowned for its range of independent shops, eateries, cafés, and everyday amenities, providing an attractive environment for residents and business occupiers alike.

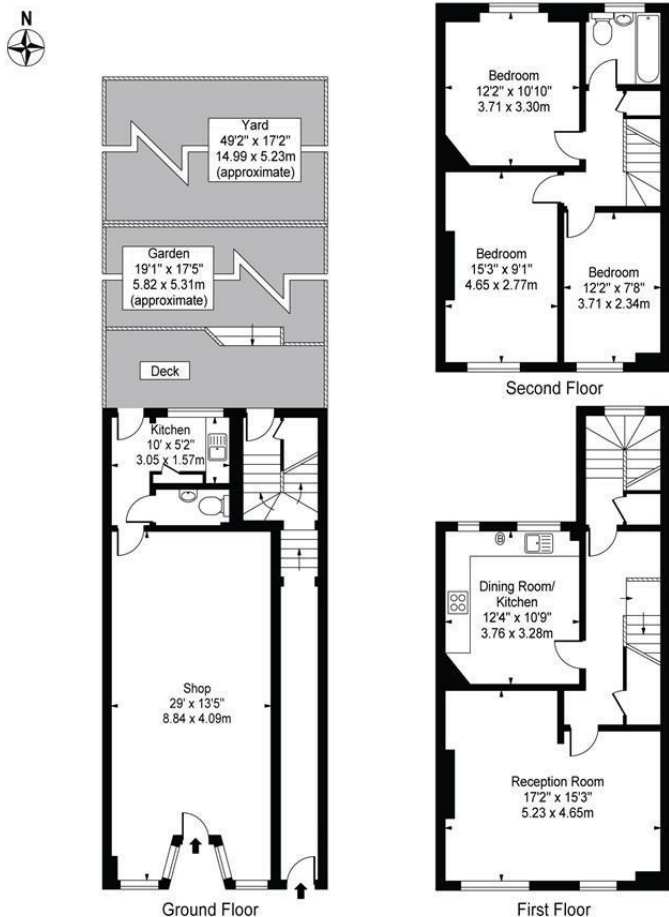
Transport Links:

Rail: The property is superbly located just moments from Stoneleigh railway station (less than 200 yards away), which offers regular direct services to London Waterloo with journey times of approximately 30-35 minutes. Frequent trains also run to Guildford, Dorking, and Effingham Junction, making it an ideal location for commuters and those seeking access to both central London and the wider Surrey area.

Road: Stoneleigh lies close to major road networks, including the A3 and M25, providing convenient routes to London, the wider South East, and motorway connections for national travel.

Bus: Several bus routes serve the area, including the 293, 406, E16, and 868, offering reliable links to Epsom, Kingston, Sutton, and surrounding towns, as well as connections to other mainline and underground stations.

The Broadway, KT17 2HU
Approx. Gross Internal Area 1617 Sq Ft - 150.22 Sq M



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.

Tenancies

Rear yard:

6 month agreement from 23rd June 2025 @ £350 pcm

Ground floor shop:

Lease 5 years, from 1st July 2024, Inside L&T, Rent review July 2027, Passing rent £14,250 per annum.

Flat:

Vacant possession provided on completion. estimated rental value £21,000 per annum

Costs

VAT: We understand the property is not elected for VAT

Legal fees: Each party is responsible for their own legal expenses

Terms

Offers in excess of £500,000 are invited

Subject to planning offers will not be considered

Viewings

By appointment only

Contact sole agents Christopher St James 020 8296 1270

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Residential EPC

THE SMALL PRINT

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- 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.

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