



Retail in KT17

The Quadrant, Epsom, Surrey, KT17 4RH

£550,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Commercial Shop with Three Bed Maisonette Above
- ✓ Total Rental Income £44,400p/a
- ✓ Freehold Investment Opportunity
- ✓ Sold with Existing Tenancies in
- ✓ EPC Rating D

Key Information



EPC Rating: D

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

We are delighted to offer this opportunity to purchase this mixed use freehold building located in the centre of Epsom and comprising of a Class E shop with a split level three bedroom residential maisonette above. The Freehold property is being sold with existing tenancies and rental income.

Current rental income for the commercial shop is £21,000 p/a and the maisonette is £23,400 p/a = £44,400 p/a.

Shop - Approx. 820Stft - Located on the corner of Upper High Street and Church Street currently subject to a ten year lease achieving £21,000 p/a.

Maisonette - Approx. 1100 Sqft - Private front door leading to split level three bedroom maisonette, ground floor comprises fitted kitchen, large lounge and first floor accommodation has three bedrooms and family bathroom. The property also benefits from a terrace. Currently tenanted achieving £23,400 p/a.

Maisonette Epc - B and D

Shop Epc - Band C

Price: Starting Bid £550,000

Property Type: Retail

Business Type: Residential Investments

Parking: None

Description

Comprising of a Class E shop with a split level three bedroom residential maisonette above.



Location

Located in the centre of Epsom.



EPC's

Rating C & D



Tenure

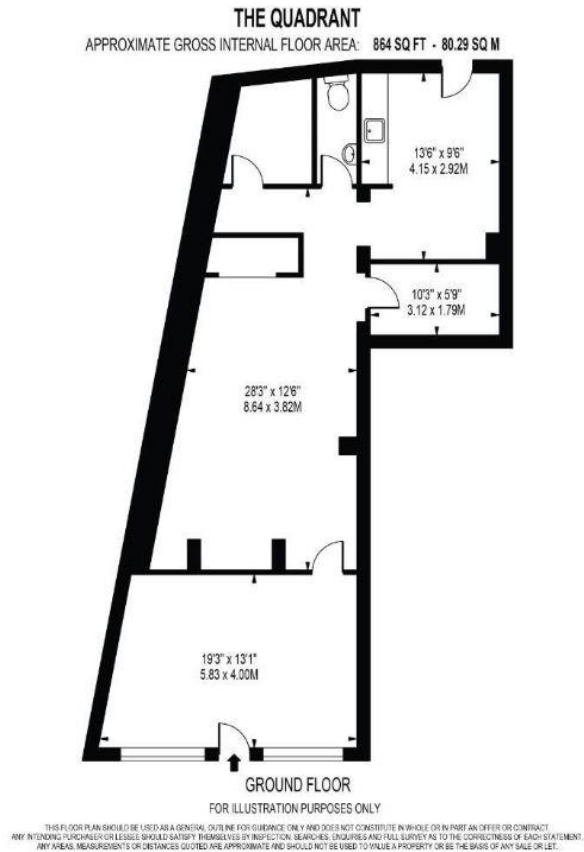
Title number: SY457806 - Freehold



Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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