



FREEHOLD FOR SALE

HS HUGGINS STUART
E EDWARDS

167-167A CHESSINGTON ROAD, WEST EWELL, KT19 9XE
O.I.R.O. £450,000 FREEHOLD

167-167A Chessington Road, West Ewell,
Surrey, KT19 9XE

TO LET

Approx 994 sqft (92.34 sqm) plus large garden

DESCRIPTION

Rare opportunity to acquire a semi-detached mixed-use property with a large rear garden area and forecourt parking. The premises comprises a ground floor commercial unit, most recently used as an office for car hire, and a self-contained two-bedroom flat above. The property is offered with full-vacant possession and has redevelopment potential subject to planning.

Ground Floor	526 sqft	48.86 sqm
1st Floor (residential)	355 sqft	32.98 sqm
2 nd Floor (residential)	113 sqft	10.49 sqm
TOTAL	994 sqft	92.34 sqm

PRICE

Offers invited in the region of £450,000 subject to contract.

TENURE

Freehold with full vacant possession.

LOCATION

The property is situated on the South side of Chessington Road, close to the junction with Plough Road, amongst a local parade of shops providing a

variety of amenities. Chessington Road (B2200) links Epsom/Ewell with Chessington and access to the A3 at Hook is less than 10 minutes' drive away. Ewell West station (0.5 miles) is a short walk away.

RATES & COUNCIL TAX

167 - Rateable value: £4,850. Rates payable at 49.9p in the £ (2022/23).

167A - Council Tax Band B.

EPC

167 Energy rating E-123.

167A Energy rating E- 52.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
Apex House, 10 West Street, Epsom, KT18 7RG

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DATE

September 2022

FOLIO NUMBER

30139

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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