



FREEHOLD SHOP & FLAT

**HS HUGGINS STUART
EDWARDS**

**27 & 27A Pound Lane, Epsom, Surrey, KT19 8RY
£350,000 FREEHOLD**

27 & 27A Pound Lane, Epsom, Surrey
KT19 8RY

TO LET

Approx 1,400 sqft (130.10 sqm)

DESCRIPTION

Opportunity to acquire a mixed-use property close to Epsom town centre comprising a ground floor shop, a self-contained two-bedroom maisonette accessed via a shared service road at the rear, and an external garage unit.

Shop	500 sqft	46.50 sqm
2 bed Maisonette	592 sqft	55.00 sqm
Garage	308 sqft	28.60 sqm
TOTAL	1,400 sqft	130.10 sqm

PRICE

£350,000 subject to contract.

TENURE

Freehold subject to the existing expired leases.

LEASES

The commercial tenant is holding over from their 6 year lease from the 30th April 1998. Annual rent £4,800 per annum exclusive. No Section 25 notices have been served.

The residential tenant is in occupation under a statutory periodic tenancy. The original AST expired 25th August 2006 and the current rent is £650 per calendar month.

LOCATION

The property is located in the Pound Lane parade which includes a variety of independent businesses with free on street parking within close proximity to Epsom Town Centre. Epsom train station is close by and provides regular services to both London Waterloo and London Victoria. The M25 is accessed via Junction 9 at Leatherhead, approximately 5 miles away.

RATES & COUNCIL TAX

Rateable value: £5,600. Rates payable at 49.9p in the £ (2024/25).

Council Tax Band: B.

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
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DATE

November 2024

FOLIO NUMBER

30279

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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