



Owen
Isherwood
CHARTERED SURVEYORS

FOR SALE

**WORKSHOP WITH RE-DEVELOPMENT
POTENTIAL**

WORKSHOP & GARAGES, CHESSINGTON ROAD, WEST EWELL, SURREY, KT19 9XA

Location

The property is well connected by transport being within a mile of Ewell West providing access to Central London, Dorking and Guildford via frequent rail services. Gatwick airport is 20 miles to the South and London Heathrow Airport is 12 miles to the Northwest. The A3 is within a 10-minute drive to the property and the M25 is the nearest motorway being a 15-minute drive. Notably, Epsom and Ewell have some of the lowest crime rate levels in England.

Epsom and Ewell have a population of 81,000 with a significant amount being employed and earning above the average UK salary. The property sits to the rear of a popular shop parade in a heavily residential area of West Ewell with high amount of road and foot traffic.

Accommodation

AVAILABLE	SQ FT	SQ M	LEASE EXP
Detached Workshop & Garages	902.13	83.81	March 2024

Currently let until March 2024 with a passing rent of £9,000 p.a. (outside the 1954 Landlord & Tenant Act). The Tenant has indicated they wish to stay in occupation if suitable.

VAT

This sale is exempt from VAT

Legal costs

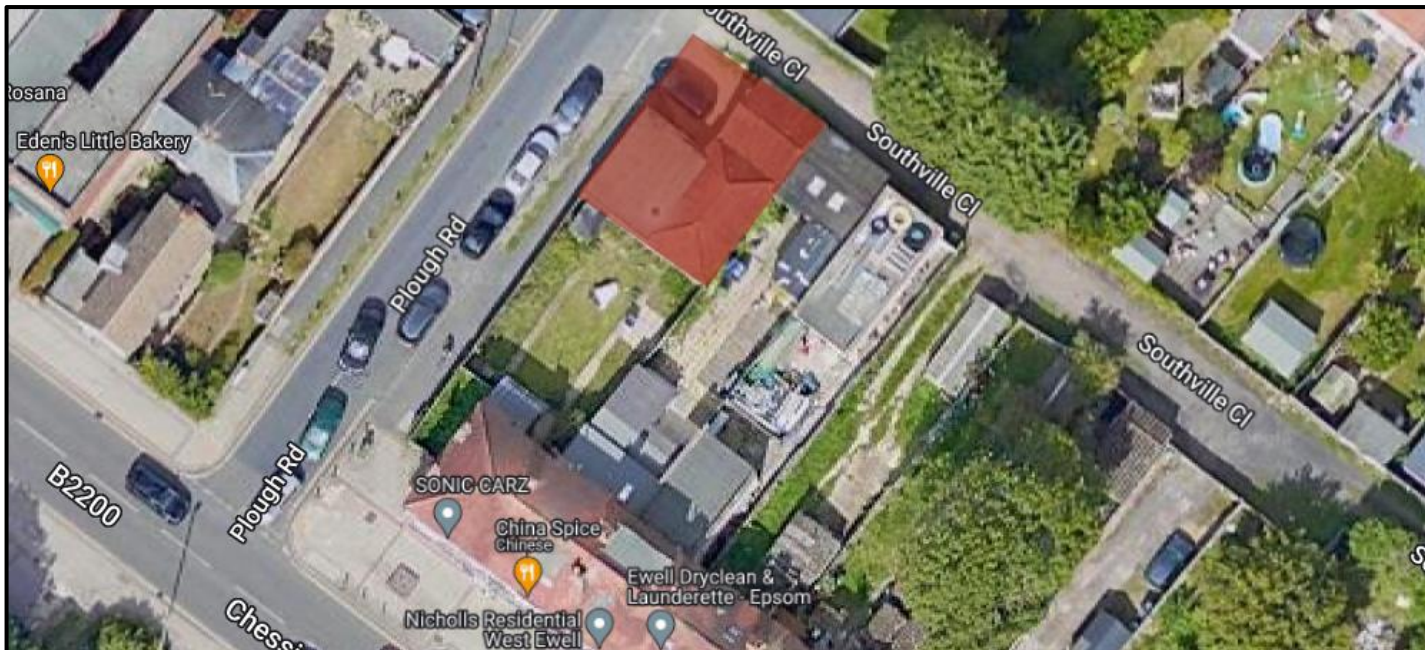
Each party to bear their own legal costs

Proposal

Offers in the order of £200,000 are invited for the freehold interest, subject to contract.

ANTI MONEY LAUNDERING POLICY

In accordance with Anti Money Laundering Regulations, the successful purchaser will be required to provide two forms of identification and confirmation of the source of funding.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

T: 01483 300 176

www.owenisherwood.com

1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

CONTACT

Alex Bellion / Charlie Williams

T: 01483 300 176

M: 07971 756068 / 07456 899972

E: alex@owenisherwood.com

E: charlie@owenisherwood.com