



5 The Quadrant

, Epsom, KT17 4RH

Starting Bid £550,000



**** INVESTORS **** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £550,000. Thomas & May is 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 £23,4000 p/a = £44,400 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 Band D

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.

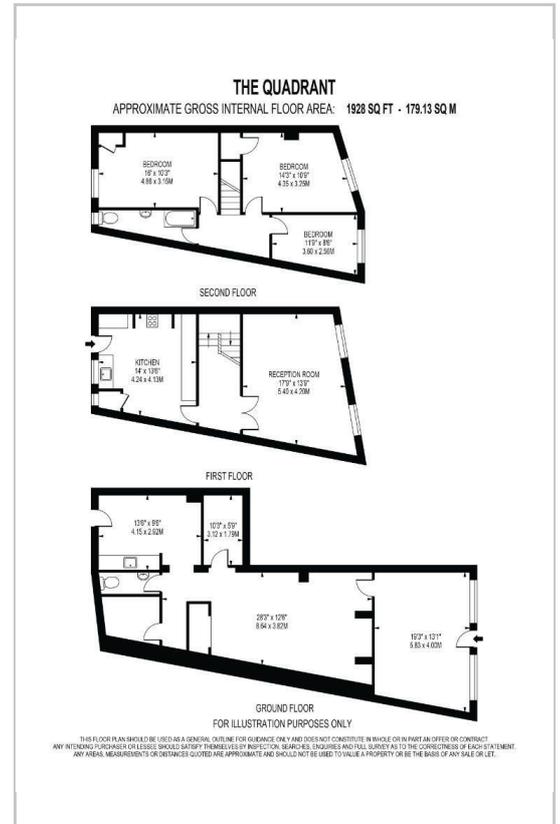
Shop EPC Band C

2026 Rateable Value - £18,500

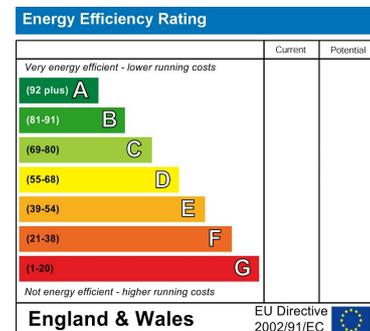
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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