



## PROMINENT MIXED USE INVESTMENT - FREEHOLD FOR SALE

- 1,945 Sq Ft (180.69 Sq M)
- £625,000 Freehold

5 The Quadrant, Epsom, Surrey KT17 4RH

## Description

The three-storey mid-terraced property is of brick construction, with commercial at ground floor, and residential above, in a parade of similar premises.

## Location

The property is situated on The Quadrant. Nearby occupiers include Dreams Beds, Domino's, The Co-Operative, Costa Coffee and Odeon Cinemas.

Epsom is a densely populated residential area and a thriving retail and commercial centre, situated approximately 17 miles south-west of central London, and benefits from good transport links. The M25 (Jct 9) is within 4 miles. The A3 at Tolworth is approximately 4.5 miles away.

Heathrow and Gatwick Airports are conveniently based with access via the M25/M4 and M25/M23 respectively. Epsom mainline BR station provides fast regular services to both London Victoria, Waterloo and London Bridge.

## Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	910	84.54
Split Level Maisonette (1st and 2nd Floors)	1,035	96.15
<b>Total Net Internal Floor Area</b>	<b>1,945 Sq Ft</b>	<b>180.69 Sq M</b>

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

## Key Features

- Prominent location
- Current rental income £40,200 per annum
- Rental income increases from 01/09/2024 to £42,000 per annum



## Current Tenancies

Ground Floor - The ground floor shop is currently let out to Higgs & Quinn on a 10 year Full Repairing and Insuring Lease from 17/02/2023, subject to five yearly upward only rent reviews and a Tenant only option to break at the fifth year of the term. The current rental is £21,000 per annum exclusive. The Lease is held outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 (as amended) Part II.

First and Second Floors - The split level maisonette is let out to Thomas & May on a 12 month term at a rental of £19,200 per annum exclusive. From 01/09/2024, the rental will be £21,000 per annum exclusive.



## Terms

The premises are available Freehold, subject to the existing tenancies, and associated rental income.

## Price

£625,000 Freehold

## Rates

According to the Government website the commercial property has a 2023 Rateable Value of £11,500. NB: The rates actually payable may be subject to transitional relief.

## VAT

The property has not been elected for VAT.

## Virtual Tour

[Click here](#)

## EPC

The EPC rating for the ground floor property is C (64). The EPC for the residential upper parts has been applied for and will be available shortly.

## Legal Costs

Each party is to be responsible for their own costs in this transaction.

## Viewing

Strictly by appointment through Sole Agents:



**Morgan Pérez**

[morganperez@centro.plc.uk](mailto:morganperez@centro.plc.uk)

**Paul Harwood**

[paulharwood@centro.plc.uk](mailto:paulharwood@centro.plc.uk)

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



