



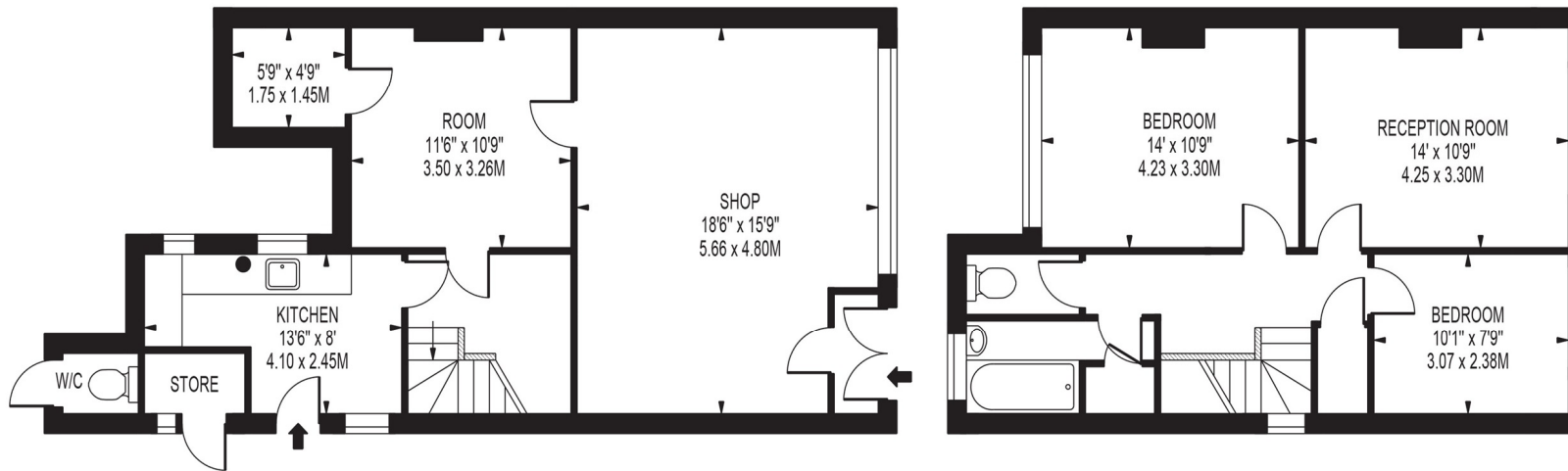
Kingston Road, Epsom KT19 0AA

welcome to
Kingston Road, Epsom
Mixed-Use Commercial & Residential.



KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1177 SQ FT - 109.39 SQ M
(EXCLUDING STORE & W/C)



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

An exceptional opportunity to acquire a versatile commercial and residential property situated on a prominent road in Epsom. This freehold property offers a generous ground-floor commercial space, ideal for a variety of business ventures, with a well-proportioned retail/shop area, additional storage, kitchen facilities, and a W.C. The upper floors present a spacious residential element comprising two well-sized bedrooms, a reception room, and a bathroom, making it an ideal home or investment opportunity. The property also benefits from private parking and excellent frontage. Additionally, there is significant potential for further development, with scope to extend at the rear (subject to planning permission), offering the possibility of adding additional dwellings or increasing the residential space. Located on a busy thoroughfare with strong passing trade and excellent transport links, this property is perfect for business owners, investors, or developers looking to maximize its potential. A rare find in a sought-after area, early viewing is highly recommended.

welcome to

Kingston Road, Epsom

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Commercial & residential
- Off Street Parking

Tenure: Freehold EPC Rating: D

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106685



Property Ref:
EWE106685 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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