

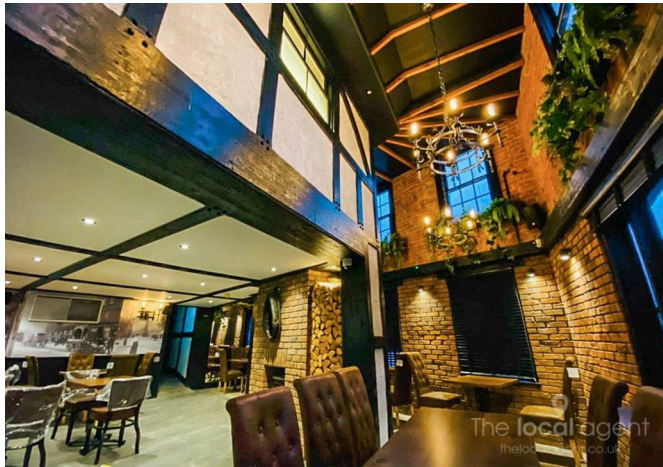


63 Dorking Road

Epsom, KT18 7JU

**Offers in excess of £1,950,000**

  
**The local agent**  
thelocalagent.co.uk



## Lava Lounge 63 Dorking Road, Epsom, Surrey, KT18 7JU

**Offers in excess of £1,950,000**

FREEHOLD SITE FOR SALE.

Vacant Possession! Development Potential Subject To Planning.

Completely refurbished listing building with purpose built extension in 2019. Total internal area including covered patio with fully retractable roof 5650sqft (524sqm) and set on 0.36 Acre plot (1459sqm). Previously used as a restaurant/bar with 24 parking spaces and two first floor studio flats.

A3/A4/A5 use with EPC rating E (53).

VAT Elected.

Partially Listed Building (front).

## Property Features

Freehold For Sale  
Formerly Used As Restaurant/Bar  
Development Potential STPP  
5650 sq ft / 524 sq m  
0.36 Acre Plot / 1459 sq m  
Refurbished & Extended in 2019  
EPC E Rated (53)  
VAT Elected  
Partially Listed Building  
A3/A4/A5 Use  
Two First Floor Studio Flats  
Parking For 24 Cars  
Gated Entrance

Council Tax Band:

Tenure: Freehold

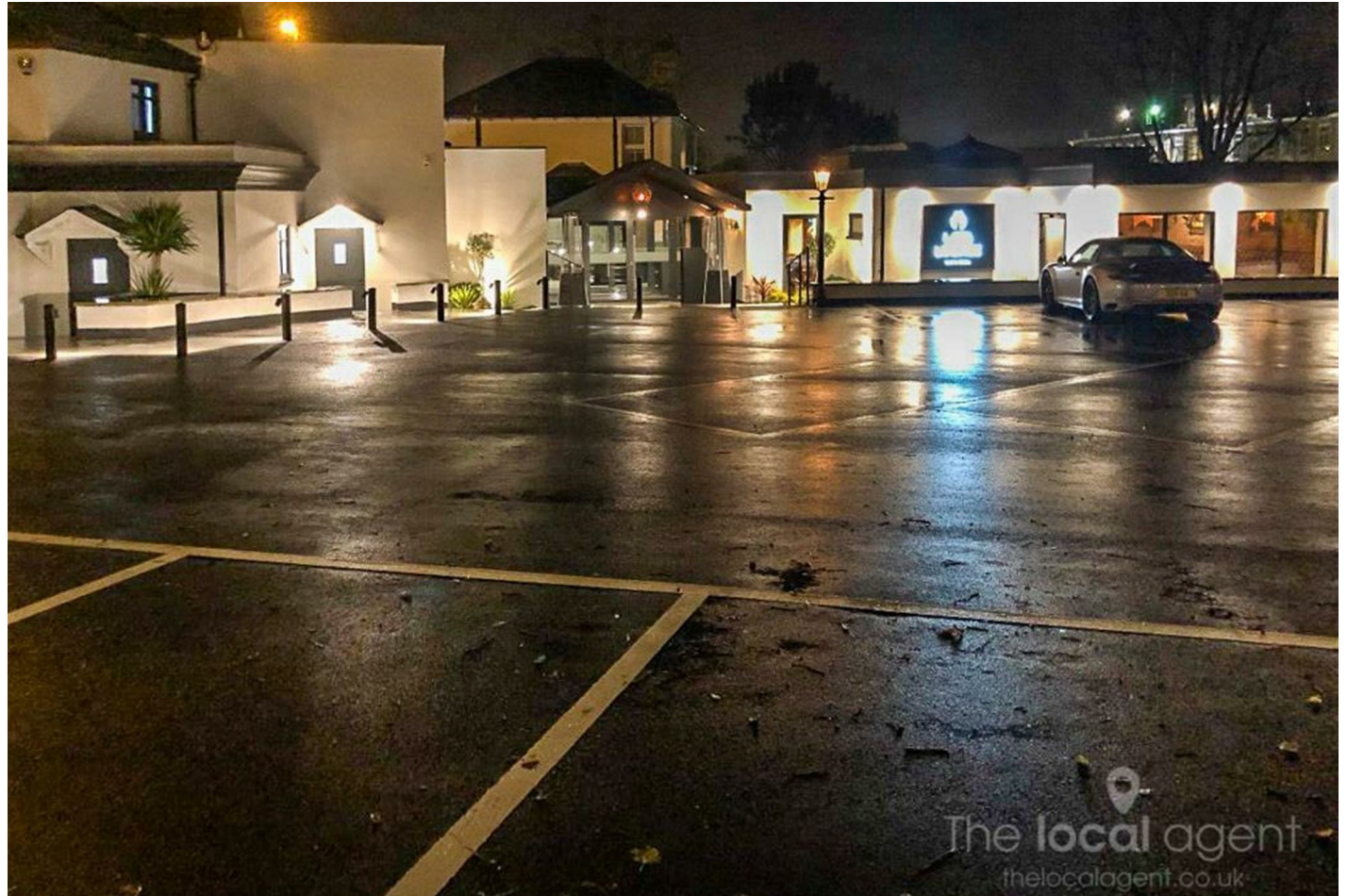
EPC Rating:

Total approximate floor area: 5650.00 sq ft

## Location

The property is situated on Dorking Road in Epsom next door to Epsom Hospital within 0.8 miles walk to Epsom High Street and train station.

Epsom is a historic marketplace and spa town with lots of history and even a central clock tower. With the world famous Epsom Downs- home of the Derby just 3 miles up the hill on Epsom Downs- this really is a great place to live as voted for previously. There is a great selection of state and private schools nearby with several parks, Epsom common, a hospital and a busy high street including the Ashley Centre shopping parade and Playhouse theatre. The mainline station has approximately 10 direct trains into London per hour servicing both London Waterloo and London Victoria.

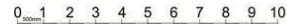




Ground Floor Plan - Record / As Built Layout 1:100 Scale

<b>PROJECT</b>	<b>TITLE</b>
Refurbishment & Extension White Horse Public House 63 Dorking Road, Epsom, Surrey KT18 7JU	Ground Floor Plan Record / As Built Layout
<b>STATUS</b> - Record / As Built Layout	

<b>PROJECT NUMBER</b>	<b>DRAWING NUMBER</b>	<b>REVISION</b>	<b>REVISIONS</b>
17-176	R-900	-	-
<b>SCALE</b>	<b>DRAWN BY</b>	<b>DATE</b>	
As Noted @A2	SV	28-10-19	



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Viewing Information

Please contact our The Local Agent Office on 020 8004 5252  
If you wish to arrange a viewing appointment for this property or require further information.

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