



83-85 East Street, Epsom

Guide Price £300,000

83-85 East Street

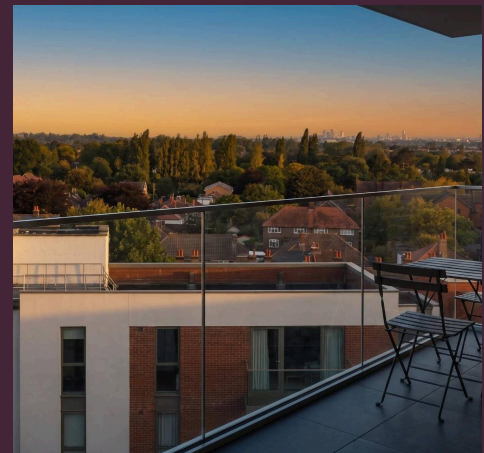
Epsom

A rare opportunity to acquire a consented residential development opportunity in central Epsom, together with the Freehold interest of 83 & 85 East Street in its entirety, including approximately £8,000 per annum in ground rent income from the existing 32 apartments and an interest in an area of the rear car park.

Planning permission has already been granted for the creation of three new apartments above the existing building, providing an attractive opportunity for a developer or investor to add significant new residential accommodation without the requirement for additional development land.

The approved scheme provides for the addition of a new rooftop floor containing a well-balanced mix of one one bedroom, one two bedroom and one three bedroom apartment, extending to approximately 209.8 sq m in total.

Council Tax band: TBD





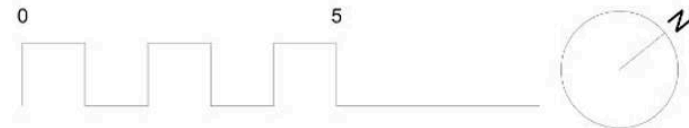
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Fourth floor – proposed plan

B403	2 bed / 3 person	64.0 m ²
B402	1 bed / 2 person	53.1 m ²
B401	3 bed / 5 person	92.7 m ²

Communal core – lift, stair, risers

Lighter tone marks the terrace adjoining each flat



Based on Studio Partington drawing 2429_PL_150_B, planning application issue 16.12.2022.
Colour coding added for identification only. Do not scale from this drawing.

