



Owen
Isherwood
CHARTERED SURVEYORS

FOR SALE

MIXED USE INVESTMENT

220 CHESSINGTON ROAD, WEST EWELL, SURREY, KT19 9XA

Location

The property is well connected by transport being within a mile of Ewell West providing access to Central London, Dorking and Guildford via frequent rail services. Gatwick airport is 20 miles to the South and London Heathrow Airport is 12 miles to the Northwest. The A3 is within a 10-minute drive to the property and the M25 is the nearest motorway being a 15-minute drive. Notably, Epsom and Ewell have some of the lowest crime rate levels in England.

Epsom and Ewell have a population of 81,000 with a significant amount being employed and earning above the average UK salary. The property sits on a popular shop parade in a heavily residential area of West Ewell with high amount of road and foot traffic.

EPC'S

Available upon request

Tenure

Freehold, subject to the tenancies.

VAT

This sale is exempt from VAT

Legal costs

Each party to bear their own legal costs

Proposal

Offers in the order of £745,000 are invited for the freehold interest, subject to contract.

ANTI MONEY LAUNDERING POLICY

In accordance with Anti Money Laundering Regulations, the successful purchaser will be required to provide two forms of identification and confirmation of the source of funding.

Address	Lease Start	Break	Lease end
220 Chessington Road, Retail Unit	September 2021	September 2024 (Mutual)	September 2026
220 Chessington Road, Detached Workshop and Garages	March 2019	N/A	March 2024
220a Chessington Road, Maisonette	Let on an AST	Next break November 2023	N/A



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

T: 01483 300 176

www.owenisherwood.com

1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU

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Accommodation

220 Chessington Road

AVAILABLE	SQ FT	SQ M	TENANTED
Ground Floor Retail	322.28	29.94	✓
Detached Workshop and Garages	902.13	83.81	✓

220a Chessington Road

AVAILABLE	SQ FT	SQ M	TENANTED
Ground and first floor maisonette	602.78	56	✓

Investment Summary

- Located in the community focused suburban town of West Ewell.
- The investments includes 220 Chessington Road comprising of ground floor corner retail unit, detached workshop and garages, and 220a Chessington Road comprising of a ground and first floor maisonette and large garden area.
- All lettable floorspace on the current property is tenanted with a current income of £37,560 per annum exclusive of Rates & VAT.
- A total lettable area of 1,827 square feet (169.75 square meters).
- The subject property is situated along a popular shop parade in a heavily residential area with high levels of road and foot traffic.
- Potential for extensions to both the retail unit and maisonette, with added opportunity for loft conversion.
- Potential for re-development to the detached workshop and garages at the rear of the property (subject to planning).
- The neighboring businesses to the property are predominantly locally based with a mixture of letting agencies, newsagents, fast food outlets, barbers and a pharmacy with the only current national retailer being Coral.



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