
Shaw
&Co
ESTATE
AGENTS
£475,000
West Street
Epsom, KT17 1UU

**PROPERTY SUMMARY**

Freehold commercial office building for sale, offering excellent potential for conversion to residential use, subject to the necessary planning permissions. Several neighbouring properties have previously obtained planning consent for redevelopment, highlighting the strong potential of the area.

The property is currently configured as an office and is arranged over two floors, extending to approximately 1,280 sq ft. It also benefits from parking directly in front of the building.

Ideally situated in a prime location just off the High Street, the property is surrounded by a variety of restaurants, cafés, and retail shops. Epsom Train Station is also within easy walking distance, providing convenient transport links. scl-land

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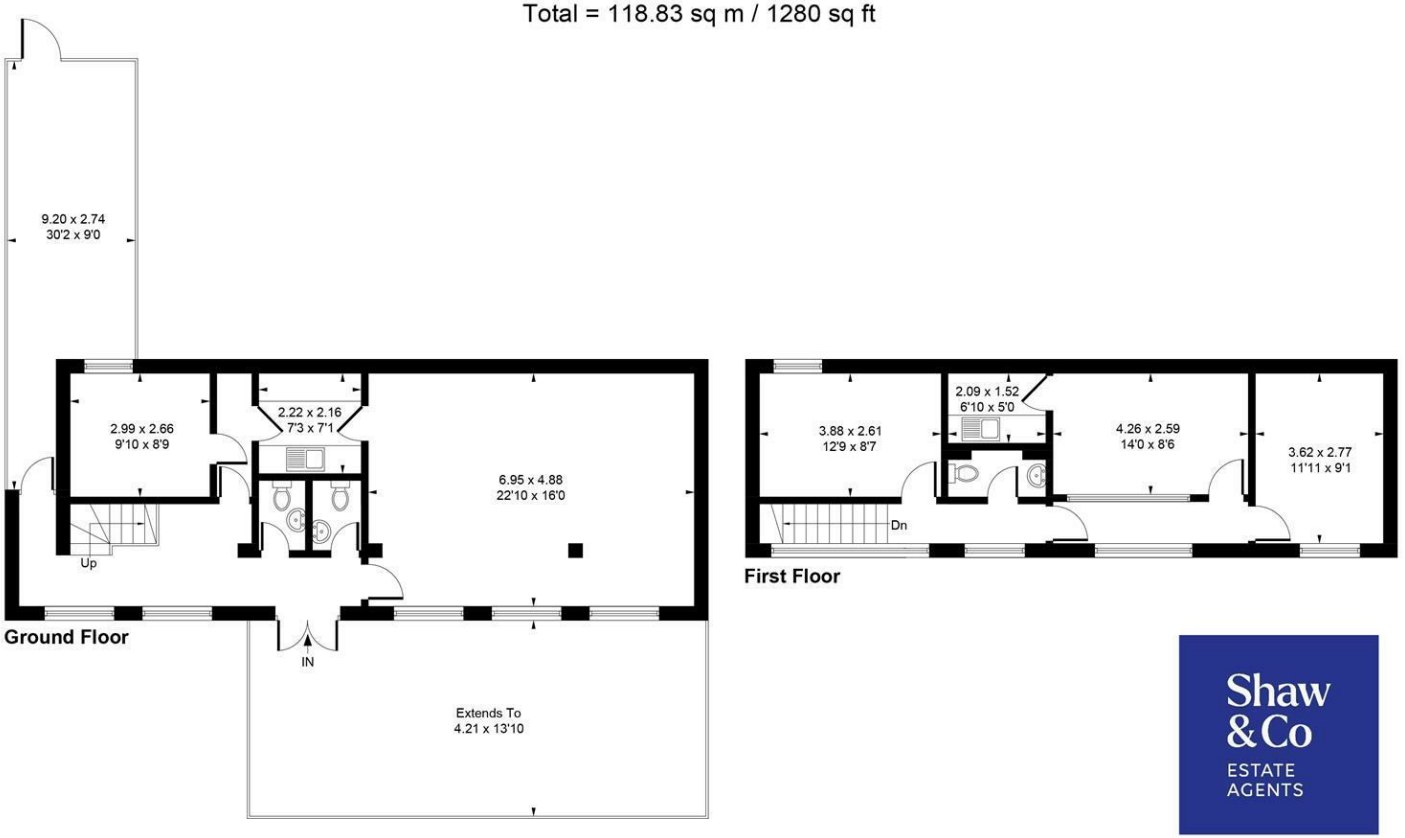








Approximate Gross Internal Area
Ground Floor = 69.92 sq m / 753 sq ft
First Floor = 48.91 sq m / 527 sq ft
Total = 118.83 sq m / 1280 sq ft

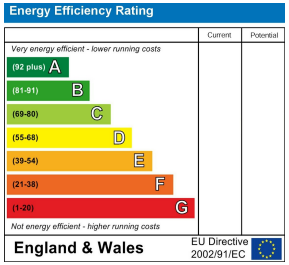



**LOCAL AUTHORITY**
Epsom & Ewell

**TENURE**
Freehold

**COUNCIL TAX BAND**
Exempt

**VIEWINGS**
By prior appointment only







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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