

EAST STREET, EPSOM, SURREY KT17 1FA

£2,100,000

Residential Conversion Development



Property Overview

- Site Area: 0.25 acres, including two vacant commercial buildings and a rear car park.
- Planning Permission: Approved for a new development comprising 31 residential apartments.
- Pre-Purchase Offer: A Registered Provider has expressed interest in pre-purchasing the completed scheme.
- Guide Price: Offers invited around £2,100,000 for the freehold interest.

Existing Property Details

- Buildings: The site consists of two adjoining buildings previously used as a bar and a music shop/academy.
- Total Area: Approximately 5,618 sq. ft. over two storeys.
- Car Park: Located at the rear of the site, providing 10 parking spaces.

Location Details

The property is prominently positioned on East Street (A24) within the Epsom and Ewell Borough Council area.

- Proximity to Town Centre: Epsom Town Centre, with a range of shops and amenities, is just 0.5 miles away.

Transport Links:

- Epsom Train Station: 0.5 miles from the site, offering regular services to London Waterloo in 35 minutes.
- Easy access to the A24, the main road leading into Epsom Town Centre.



Approved Accommodation Schedule				
Type	Description	Qty	NIA m2	NIA ft2
Private	1 Bedroom, 2 Bedroom and 3 Bedroom Apartments	15	946	10,179
Affordable	1 Bedroom, 2 Bedroom and 3 Bedroom Apartments	16	1,024	11,021
Total		31	493	21,201

Planning Details

Planning Overview

Planning permission was granted on 6th November 2024 (Ref: 22/01953/FUL) for the demolition of the existing buildings and the construction of a part 5-storey, part 6-storey development comprising:

31 residential units:

- 10 x 1-bedroom flats
- 17 x 2-bedroom flats
- 4 x 3-bedroom flats
- Total area: 21,201 sq. ft.



Affordable Housing

The planning consent includes a Section 106 agreement requiring 16 of the 31 units to be allocated as Affordable Rent properties.

Community Infrastructure Levy (CIL)

- CIL Liability: Estimated at approximately £175,357.60 (as of November 2024).
- This is an indexed estimate, and prospective buyers are advised to conduct their own due diligence for accuracy.

Pre-Purchase Offer

A registered provider has expressed interest in pre-purchasing the completed units. Further details regarding this offer are available upon request.

The property is elected for VAT and will be sold Freehold with vacant possession upon completion.

