



RESTAURANT FOR SALE

17 High Street, Ewell, Surrey, KT17 1SB
FOR SALE

Approx 1,410 sqft (130.91 sqm)

DESCRIPTION

Rare opportunity to acquire the freehold of a charming Grade II listed building in the heart of Ewell Village. The property benefits from A3 restaurant use, a corner position, and a private garden. The internal space comprises a restaurant/bar area, kitchen and storage on the ground floor with function room, W.C's and a private office on the 1st floor.

Ground Floor	921 sqft	85.59 sqm
1 st Floor	489 sqft	45.32 sqm
TOTAL	1,410 sqft	130.91 sqm

PRICE

£420,000

TENURE

Freehold with full vacant possession.

LOCATION

The property is located in a prominent position on the East Side of the High Street, at the junction with Church Street. Ewell Village benefits from a variety of shops, restaurants and other businesses. Nearby occupiers include, amongst others, Costa Coffee, an NHS Pharmacy, Sainsbury's Local and The Cooperative. Both Ewell West and Ewell East Stations are less than 10 minutes' walk away providing regular services to both

London Waterloo and London Victoria. The A3 is approximately 5 minutes' drive away providing access to Central London and the M25 at Junction 10 (Cobham).

RATES

Rateable value: £27,000 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

The Government announced business rates will not be applicable 2020/21 due to the coronavirus pandemic.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
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DATE

July 2020

FOLIO NUMBER

30012

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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