



**Hook Road
(Rear of 2 Chase Road)
Epsom
Surrey KT19 8TL.**

- DETACHED • 2-3 GARAGES • OFFICE • GATED YARD • OFF ROAD PARKING • FREEHOLD

Offers In The Region Of £200,000 - Freehold

SET IN THIS MOST CONVENIENT LOCATION A UNIQUE OPPORTUNITY TO ACQUIRE A DETACHED PROPERTY COMPRISING AN OFFICE, 3 GARAGES AND A LARGE FORECOURT. CURRENTLY USED FOR STORAGE AND IN NEED OF REFURBISHMENT THE PROPERTY MAY, SUBJECT TO THE REQUIRED CONSENTS, OFFER THE OPPORTUNITY FOR REDEVELOPMENT. NO ONWARD CHAIN. SOLE AGENT. EPC - TBA.

Continuation: Hook Road, Epsom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

YARD

54' x 19'10 (16.46m x 6.05m)
With double width security gates, separate pedestrian gate and fenced front boundary.



OFFICE

18' x 15'8 (5.49m x 4.78m)
Door to front, internal door to Garage 1, window to front (currently boarded).

GARAGE 1

16'7 x 12'2 (5.05m x 3.71m)
With high double doors.

GARAGE 2 and 3

16'8 wide x 14'3 (5.08m wide x 4.34m)
With up and over and further double doors to front.

FLOOR PLAN



BUSINESS RATES

We are advised that £1110.75 p.a. is currently paid

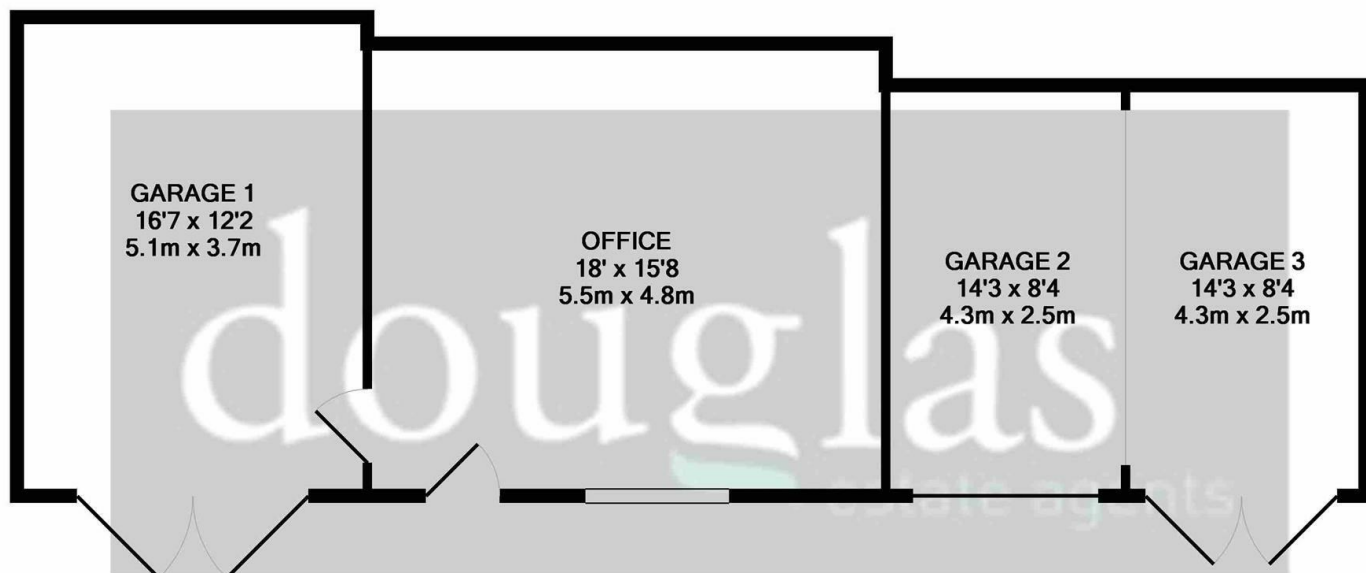
Viewing

Strictly by appointment via Douglas & Co 01372 722362 or info@douglas-estates.co.uk

Agents Notes

These details whilst believed to be correct are not guaranteed nor do they form part of any contract and should not be relied upon for ordering carpets or furnishings. Douglas have not tested any stated equipment or appliances. Purchasers are advised to satisfy themselves as to working order and condition.

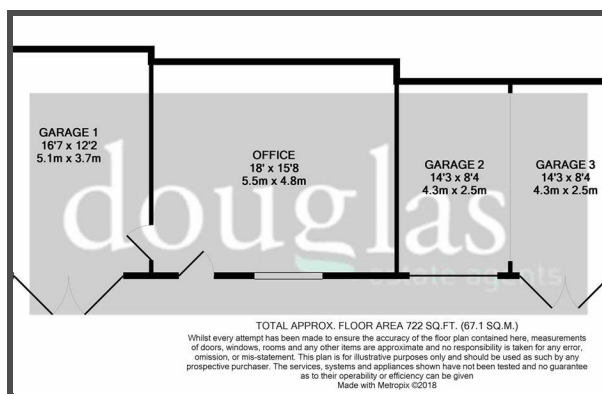
Under Anti-Money Laundering Regulations we are required to have sight of and retain copies of buyers I.D. We will therefore require copies of either a Passport and Driving Licence alternatively a Passport or Driving Licence plus a Utility or Council Tax bill. We hope that you will understand the necessity of this.



TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.1 SQ.M.)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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