

## OPPOSITE STONELEIGH STATION

### CLASS 'E' SHOP/OFFICE (CURRENTLY A DRY CLEANERS)

### FOR SALE/TO LET



**15 Stoneleigh Broadway, Stoneleigh, Epsom, Surrey, KT17 2JA**

#### **Location**

The property is situated in a busy parade of shops serving Stoneleigh Broadway Village directly opposite the Railway Station.

#### **Type**

A ground floor shop/office (Currently a Dry Cleaners Business) measuring approximately 700 square feet (65 square metres).

#### **Rent/Price**

£22,000 per annum exclusive  
£252,500 Freehold

#### **Terms**

The Freehold Interest with full vacant possession of the shop is offered for sale or a new full repairing and insuring Lease for a term of up to three years is offered.

#### **Business Rates**

Nil Business Rates for the year ending 31st March 2026.

#### **Further Details/Viewing**

Please contact Seamus Mullaney or Carlie Sandys on 020-8399-5381.

**[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com) or [csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)**

*Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.*

<b>LOCATION:</b>	The property forms part of the busy Stoneleigh Broadway shopping parade close by to its junction with Rosedale Road and directly opposite Stoneleigh Railway Station.
<b>DESCRIPTION:</b>	<p>A ground floor commercial shop/office premises forming part of a three storey inner terrace mixed residential and commercial building.</p> <p>The ground floor shop is currently occupied and trading as a Dry Cleaners Business and provides the following areas/dimensions:</p> <p>Gross Frontage – 16’ 10”</p> <p>Shop Depth – 49’</p> <p>Net Internal Area – 700 square feet (65 Square Metres) plus small rear washroom facility.</p> <p><b>Features Include:</b></p> <ul style="list-style-type: none"><li>• Modern metal framed and glazed display window frontage with central entrance door;</li><li>• Prominent illuminated fascia signage;</li><li>• Suspended ceiling with diffused light fitments;</li><li>• Tiled floor coverings throughout;</li><li>• Free customer car parking to front of property;</li><li>• Rear small washroom facility.</li></ul>
<b>PLANNING:</b>	The shop has the benefit of Planning Use Class ‘E’ which includes retail, office, restaurant, café and medical/leisure uses.
<b>BUSINESS RATES:</b>	Nil Business Rates payable (subject to Small Business Rates Relief eligibility) for the year ending 31 <sup>st</sup> March 2026.
<b>TERMS:</b>	The Freehold Interest is offered for sale with vacant possession of the shop premises or a brand new full repairing and insuring Lease is available on the shop.
<b>RENTAL TERMS:</b>	A brand new full repairing and insuring Lease for a term of up to three years is offered.
<b>SALE PRICE:</b>	£252,500 Freehold
<b>ANNUAL RENT:</b>	£20,000 per annum exclusive
<b>EPC:</b>	Energy Efficiency Rating – A20
<b>LEGAL COSTS:</b>	Each party to cover their own in this matter.
<b>FURTHER DETAILS/VIEWING:</b>	Strictly by appointment with Landlords Sole Agents, Wallakers Commercial on 020-8399-5381.
	Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com