

LONG ESTABLISHED LAUNDERETTE PREMISES (MAY SUIT ALTERNATIVE USES STP)

NEW LEASE AVAILABLE



33 Waterloo Road, Epsom, Surrey, KT19 8EX

Location

Long established fully fitted Launderette premises situated in a busy neighbourhood parade of shops close by to Epsom Railway Station and Town Centre.

Area

Gross Internal Area – 425 square feet
(39.5 square metres)

Planning

Currently permitted Sui Generis (Launderette).
May suit Class 'E' (Retail/ Office) subject to
Planning Consent.

Lease

A brand new Lease offered for a term of five
years and upwards.

Rent

£13,000 per annum exclusive.

Premium

Offers invited for the benefit of the new Lease
(From Launderette Operators only).

Further Details/Viewing

Please contact Sole Agents, Wallakers
Commercial on 020 8399 5381.

smullaney@wallakerscommercial.com or 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.

33 Waterloo Road, Epsom, Surrey, KT19 8EX

LOCATION:	The premises are situated within a busy neighbourhood parade of shops fronting Waterloo Road between its junctions with Chase Road and Horsley Close. Epsom Railway Station and Town Centre are a short walk away.
DESCRIPTION:	A fully fitted and equipped Launderette premises comprising a Gross Internal Area of 425 square feet (39.5 square metres). Features include: <ul style="list-style-type: none">• Modern glazed display window frontage and door.• Fully fitted Launderette. (Inventory provided upon request)• CCTV equipment installed.• Small front forecourt.• Prominent fascia sign over.
PLANNING:	Currently permitted 'Sui Generis' (Launderette) use. Alternative uses to include Retail Shop and Office would be considered by the Landlords subject to Planning Consent being obtained for the required change of use.
BUSINESS RATES:	To be re-assessed.
EPC:	An EPC has been commissioned and will be available to all interested parties.
LEASE:	The premises are offered on a brand new full repairing and insuring Lease for a term of five years and upwards.
RENT:	£13,000 per annum exclusive.
PREMIUM:	Premium offers are invited for the benefit of a new Lease from Launderette Operators only.
LEGAL COSTS:	Each party to cover their own legal costs.
FURTHER DETAILS/ VIEWING:	Strictly by appointment with Sole Agents, Wallakers Commercial. Please call Seamus or Carlie on 020 8399 5381. smullaney@wallakerscommercial.com 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.
