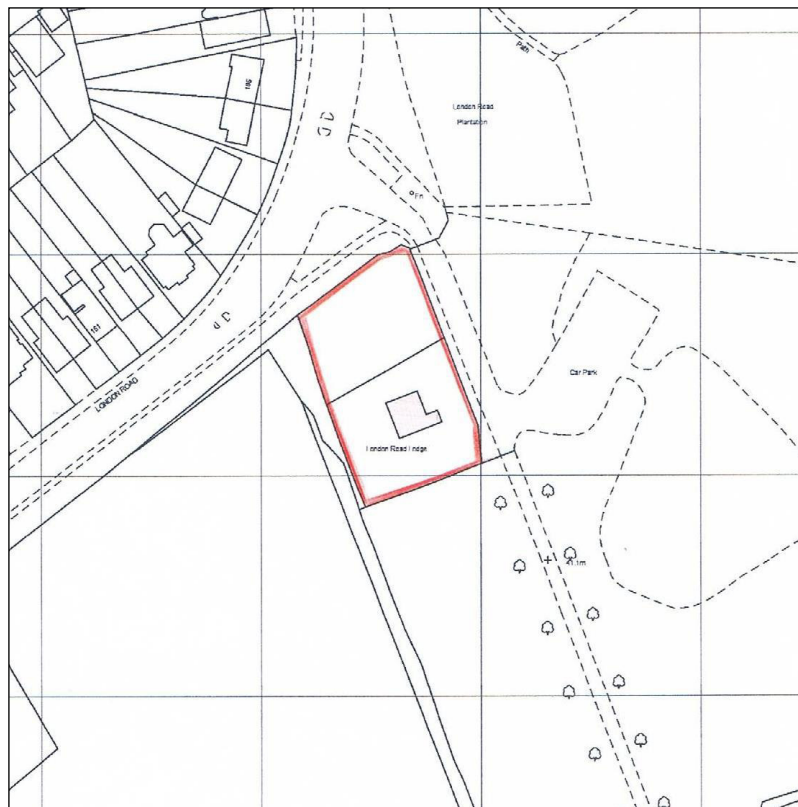


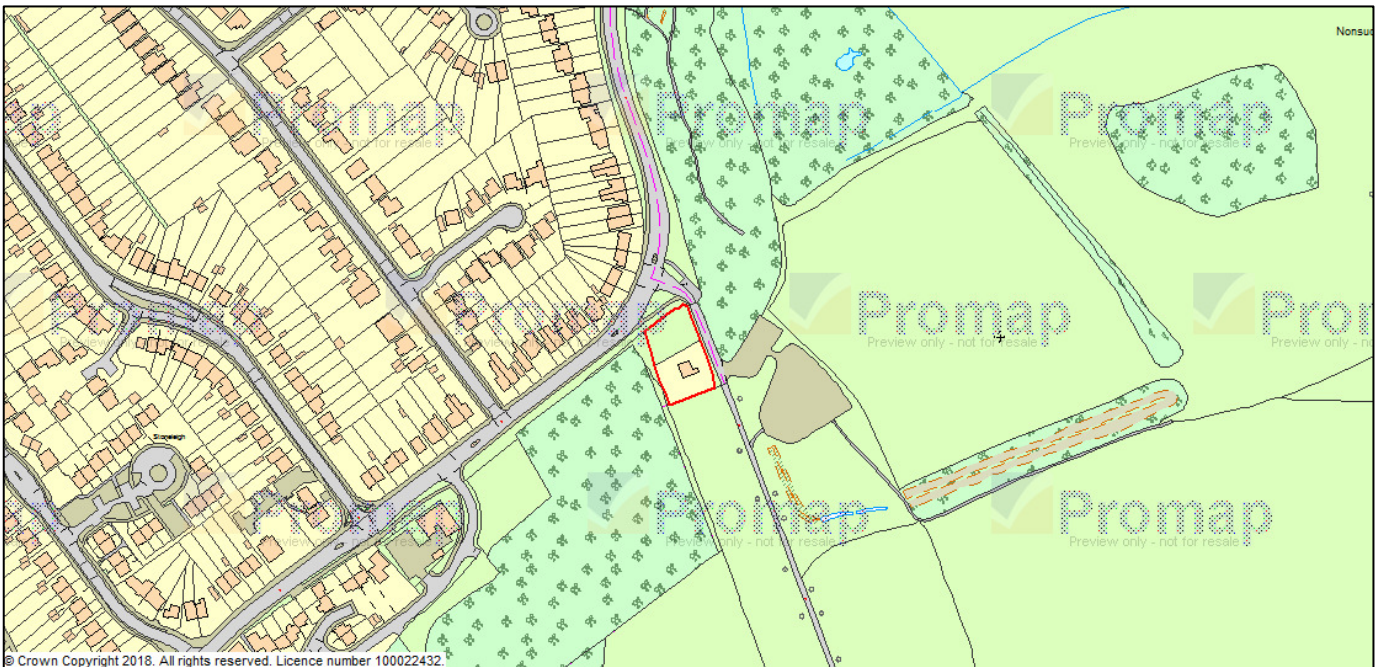


## TO LET POTENTIAL FOR D1 USES

### LODGE HOUSE NONSUCH PARK, LONDON ROAD, EWELL KT17 2DL



**APPROXIMATE GIA: 1,227 SQ. FT. (114.03 SQ. M.)**  
**APPROXIMATE SITE AREA: 0.371 ACRES (0.150 HA.)**



**LOCATION**

The property is located adjacent to the north-west entrance into Nonsuch Park from the London Road (A24).

**DESCRIPTION**

The subject property comprises a detached former lodge house, constructed during the 1970's/1980's and arranged over ground and first floors. At present the layout comprises two ground floor reception rooms and kitchen with bathroom and separate WC and three bedrooms to the first floor.

Externally, there are dedicated grounds to the property together with a single garage.

**AMENITIES**

- Access directly onto the A24
- Suitable for a variety of uses, subject to all necessary consents, including D1 uses.

**USE**

Planning granted on 2<sup>nd</sup> June 2015 (14/01857/FUL). Change of use from C3 dwelling to a mixed use with D1 use at ground floor level incorporating a single-storey rear extension to form Veterinary Practice with C3 residential flat at first floor level and formation of new access way to the west of London Road Nonsuch Park entrance and laying out of parking area for use as a children's nursery.

**TENURE**

New lease available on terms to be agreed.

**ACCOMMODATION:**

Approx. GIA: 1,227 sq. ft. (114.03 sq. m.)  
 Approx. Site Area: 0.371 Acres (0.150 Ha.)

**RENT**

Rental offers invited.

**VAT**

The property is not elected for VAT.

**EPC RATING**

TBA.

**RATES**

Rateable value: To be assessed  
 Interested parties are recommended to make their own enquiries with Epsom & Ewell Borough Council.

**LEGAL COSTS**

Each party is to bear their own legal costs incurred in this transaction.

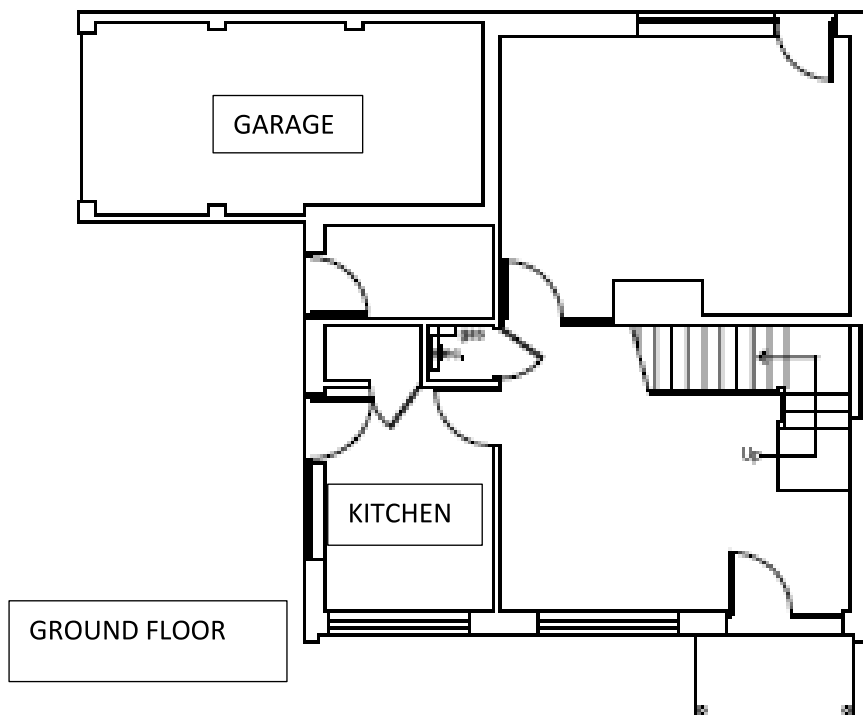
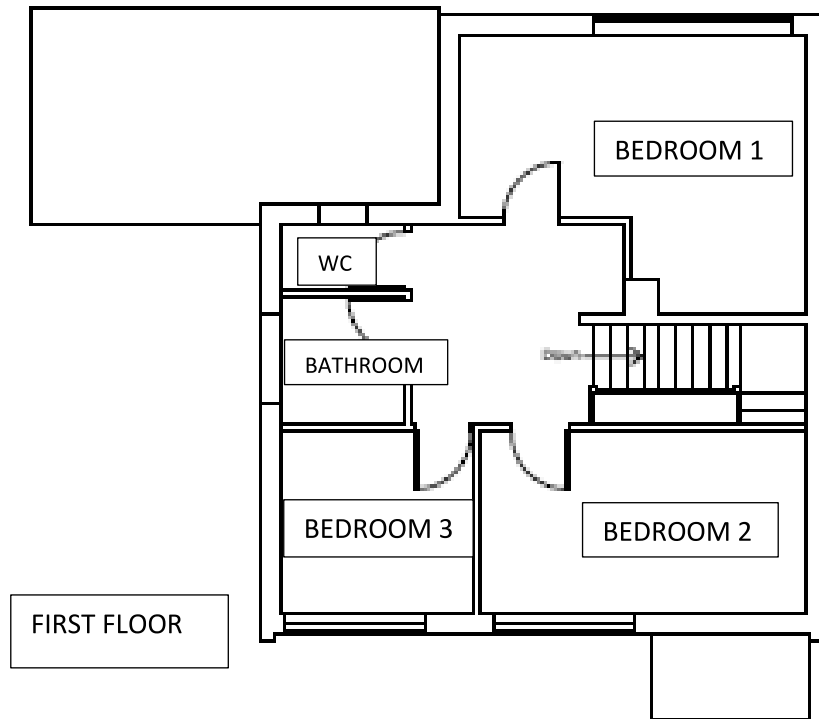
**VIEWING**

Strictly by prior appointment via the sole agents:-

**ANDREW SCOTT ROBERTSON  
 COMMERCIAL DEPARTMENT  
 24 HIGH STREET  
 WIMBLEDON  
 LONDON SW19 5DX**

**Contact: Stewart Rolfe  
 Tel: 020 8971 4999  
 Email: commercial@as-r.co.uk**

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:  
 (i) VAT may be applicable.  
 (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract  
 (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;  
 (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property



AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property