



## 92 Epsom Road, Sutton, Surrey, SM3 9ES

Freehold reversionary medical investment for sale, set on a good size site

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specialist advice on all property matters

# 92 Epsom Road, Sutton, Surrey, SM3 9ES

## Offers in excess of £600,000

### LOCATION: -

The property comprises a fairly substantial two storey building, which would have originally been constructed as a substantial detached house, now used as a dental surgery, set on a large roughly rectangular plot, set well back from Epsom Road in Sutton. Epsom Road forms part of the main A24 bus route and the property has good links to surrounding areas. The property shares the vicinity with a mixture of mainly residential property including some low rise blocks of flats.

The property is within walking distance of the extensive open spaces at Morden Park, and also within walking distance of commercial facilities including an Asda supermarket at the junction of Sutton Common Road. The surrounding area is a densely populated residential area which the current occupiers are able to service.

### DESCRIPTION: -

The property comprises a good sized two storey property, originally constructed as residential, but now used as a dental surgery. The property is arranged internally as a series of rooms, arranged as treatment rooms, waiting areas, reception, and stores at ground floor with further rooms above. There is a large rear garden and a detached garage to one side.

### ACCOMMODATION:-

#### Ground Floor

Reception	15.3m <sup>2</sup> (132ft <sup>2</sup> ) approx.
Waiting Room	15.61m <sup>2</sup> (168ft <sup>2</sup> ) approx.

Small Store	6.19m <sup>2</sup> (67ft <sup>2</sup> ) approx.
Sterilising Room	5.75m <sup>2</sup> (62ft <sup>2</sup> ) approx.
Treatment Room 1	12.78m <sup>2</sup> (138ft <sup>2</sup> ) approx.
Treatment Room 2	12.11m <sup>2</sup> (130ft <sup>2</sup> ) approx.
Store/Hygienist Room	7.41m <sup>2</sup> (80ft <sup>2</sup> ) approx.
Ground Floor WC	

#### First Floor

Room 1	15.65m <sup>2</sup> (168ft <sup>2</sup> ) approx.
Room 2	7.5m <sup>2</sup> (81ft <sup>2</sup> ) approx.
Room 3	9.16m <sup>2</sup> (95ft <sup>2</sup> ) approx.
Room 4 (Kitchen)	12.34m <sup>2</sup> (133ft <sup>2</sup> ) approx.
Room 5	16.55m <sup>2</sup> (178ft <sup>2</sup> ) approx.
Bathroom & Separate WC	

Total floor areas **136.35m<sup>2</sup> (1468ft<sup>2</sup>)** net internal plus WC and bathroom.

#### Externally

Good size garden to the rear and side, detached single garage.

**USE/PLANNING:** - It is believed that the property was originally constructed as a residential property but has been used as a dental practice for many years and is considered, therefore, to have established use as such.

The property is considered to have future development potential either for reconversion back to a single dwelling or further development.

### TENURE: -

The property is to be offered freehold subject to an overriding commercial Lease and let to an individual tenant for a term of 15 years expiring on 28 July 2030. The current passing rent is £24,200 per annum exclusive and the next rent review is due on 28 July 2022.

### PRICE: -

Offers in excess of £600,000 are sought for our client's freehold interest. The property is to be sold by way of informal tender with bids sought, in writing by 5pm on Tuesday 17<sup>th</sup> August 2021. A full legal pack will be available to interested parties prior to the tender date. The intended completion date will be the 29<sup>th</sup> September 2021.

### EPC RATING:-

The property has an EPC rating of 93 within Band D.

### BUSINESS RATES: -

The property has a current ratable value of £17,000. Interested parties should contact the local authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### VAT: -

We understand that exemption has not been waived in respect of VAT and no VAT will be chargeable on the purchase

### VIEWINGS: -

Viewings by prior arrangement – please telephone **0208 681 2000**. Please note that due to the nature of the occupier, viewings may need to be out of hours by prior appointment.

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Viewings by prior arrangement - call our team for more information

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27 May 2021:



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