

LARGE CLASS E UNIT

COX LANE COMMUNITY CENTRE

COX LANE

EPSOM

KT19 9PS

3,315 sq. ft.
(307.80 sq. m.)



LOCATION PLAN



LOCATION

The property is located off the junction of Rowden Road and Cox Lane and is approximately 500m northwest of the Ruxley Lane (B284). This then leads onto the Kingston Road (A240). Tolworth Station is approximately 1.8 miles to the northwest, with regular services to London Waterloo and Chessington South.

DESCRIPTION

The property comprises a semi detached building, next to Cox Lane Surgery. This is arranged over the ground floor only and has its own dedicated entrance, WC's, kitchen, changing rooms, storage areas and main hall, which can be partitioned and has ceiling heights of 4.86m and 4.28m under a suspended ceiling.

To the rear of the main hall there is a good sized garden area with additional outdoor storage.

The property is adjacent to an unmarked surfaced car park, which backs onto Tolworth Court Farm Fields.

VAT

The property is not elected for VAT.

AMENITIES

- Main hall of over 2,000 sq. ft.
- All mains services.
- Good sized commercial kitchen
- Male, female and disabled WCs
- Plenty of stores
- Secure rear outside garden
- Ample free parking available

EPC

TBA

LEGAL COSTS

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

RATES

2017 List Rateable Value: £11,000
UBR 2022/2023 - £0.499p in the £
Source: VOA website.

Interested parties should make their own enquiries with Epsom & Ewell Borough Council to confirm the rates payable.

LEASE

A new lease is available on terms to be agreed.

Strictly by appointment via Sole Letting Agents:
Andrew Scott Robertson
Contact: **Stewart Rolfe/ Sophie Cousins**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

Cox Lane Community Centre

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Rent: £54,000 pax

- VAT may be applicable.
- 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
- 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;
- 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

ACCOMMODATION (approx. GIA areas)

Main Hall:	2,110 sq. ft.	(196.00 sq. m.)
Kitchen:	215 sq. ft.	(20.00 sq. m.)
Reception:	54 sq. ft.	(5.00 sq. m.)
Lobby & Corridor:	205 sq. ft.	(19.00 sq. m.)
Changing Rooms:	75 sq. ft.	(7.00 sq. m.)
Stores:	391 sq. ft.	(36.30 sq. m.)
Toilets:	265 sq. ft.	(24.50 sq. m.)
Total:	3,315 sq. ft.	(307.8 sq. m.)

Strictly by appointment via Sole Letting Agents:

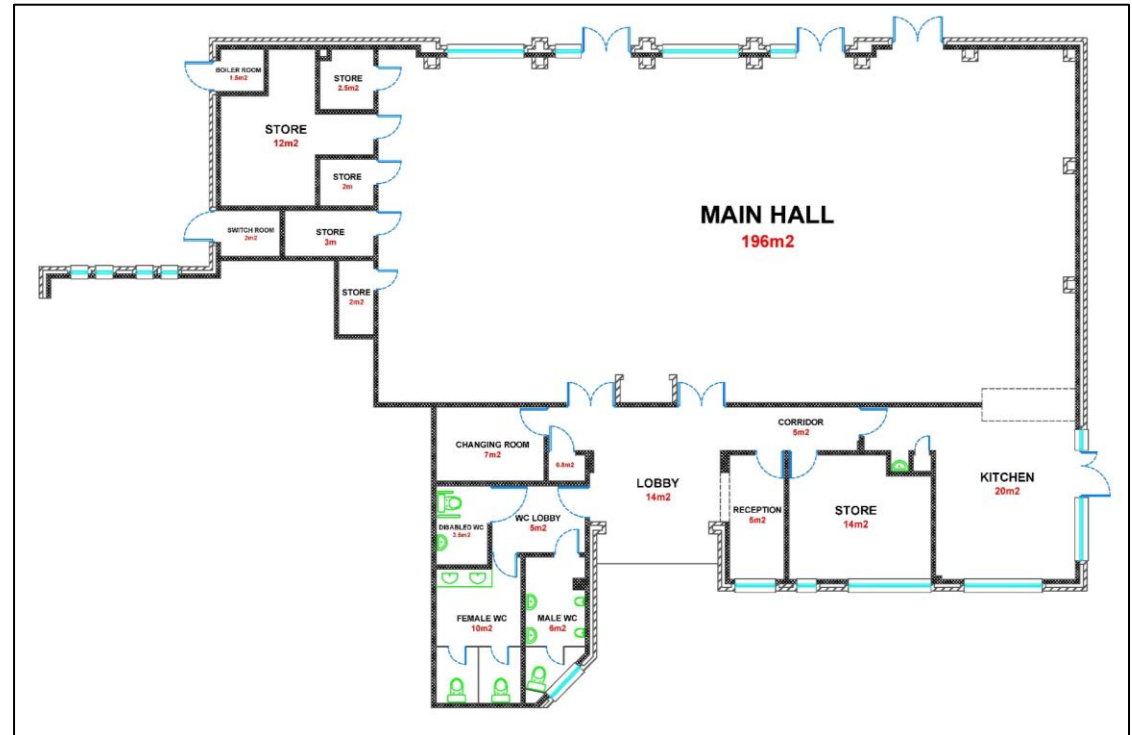
Andrew Scott Robertson

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GROUND FLOOR PLAN



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CONTENTS

NOTE: The contents shown are not included with any letting.



Adjacent parking area (not included in demise)

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