

SHW

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FOR SALE

**FORMER CHURCH & HALL – 10,430 SQ FT (968.95 SQ M) WITH PLANNING FOR
CHILDRENS NURSERY , MAY SUIT OTHER USES STP**

United Reformed Church, Church Street, Epsom, Surrey, KT17 4PW

DESCRIPTION

The property comprises a purpose built church at the front of the site which provides a large open plan space with high ceiling, 6.5M eaves. At the rear is a linked modern, church hall providing a large open area with kitchen and WCs. On a L shape plot appx. 0.36 acres. There is a gate to the Depot Road council car park providing access via a licence agreement.

LOCATION

Epsom is located approximately 15 miles south west of central London on the A24 which provides access to the M25 J9 appx 4.5miles and the A3 at Tolworth about 5 miles.
The mainline station is within 750m and provides direct services to London Waterloo and London Victoria, 36 and 42 mins respectively.

The property is situated 300m from the High Street with all its amenities including Ashley Shopping centre, Travel Lodge, Premier Inn, Gyms, Restaurants, Coffee shops.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Church - Ground	4,280	397.61
Church - First	1,851	171.96
Hall - Ground	3,223	299.42
Hall - First	333	30.94
TOTAL	9,687	899.93

PRICE

On application

PLANNING

Planning was granted for a change of use to childrens nursery in March 2025 which has not been implemented. Link to Council's website – ref: 23/01474/FUL

[23/01474/FUL | Change of use from Church Class F1\(f\) to Childrens Nursey Class \(E\(f\) incorporating alterations to fenestration landscaping and car parking following part demolition of existing rear hall and single storey extension | United Reformed Church Church Street Epsom Surrey KT17 4PW](#)

VAT

VAT will not be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

This property is currently exempt.



VIEWINGS – 020 8662 2700

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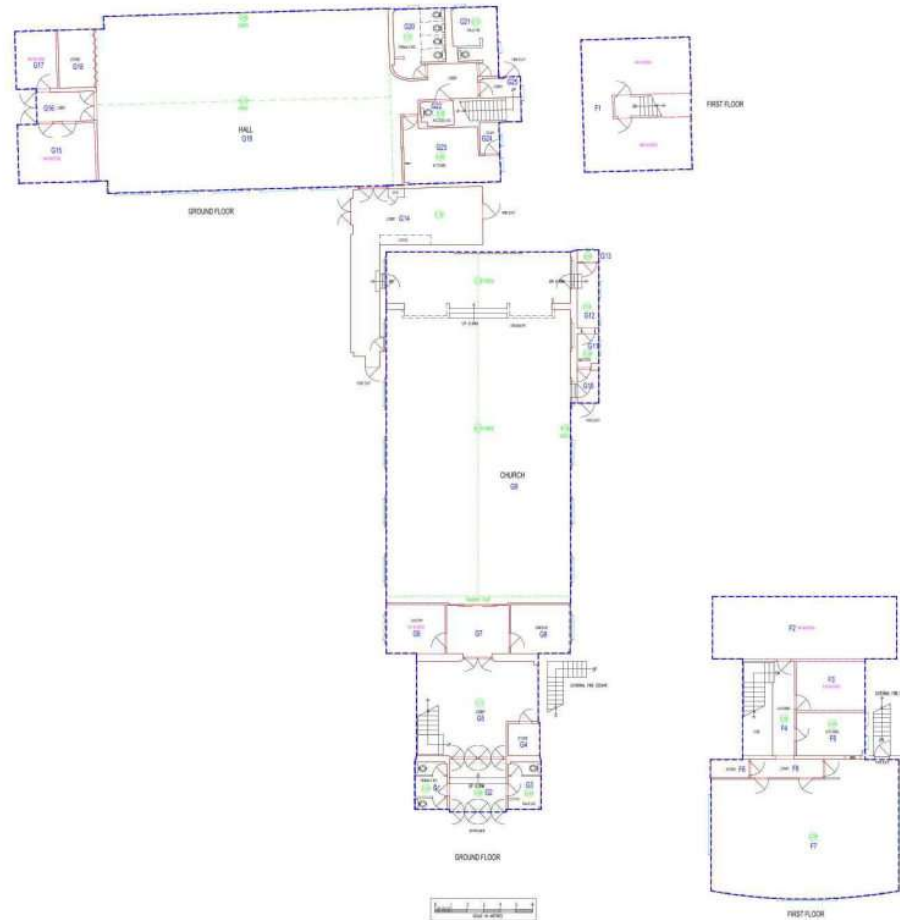
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ROOM LABEL	AREA M2	AREA FT2
G1	5.8	63
G2	11.3	122
G3	5.8	62
G4	3.9	42
G5	39.9	429
G6 - APPROXIMATE	11.0	118
G7	11.9	128
G8	11.2	121
G9	243.5	2621
G10	2.8	30
G11	2.6	28
G12	5.4	58
G13	1.0	11
G14	41.5	447
G15 - APPROXIMATE	17.1	184
G16	6.4	69
G17 - APPROXIMATE	8.8	95
G18	8.0	86
G19	209.8	2258
G20	12.2	131
G21	10.1	109
G22	3.0	32
G23	18.6	200
G24	2.4	26
G25	3.1	33
G1A FRONT CHURCH GROUND	370.0	3983
G1A REAR HALL GROUND	314.6	3386

ROOM LABEL	AREA M2	AREA FT2
F1 - APPROXIMATE	47.0	506
F2 - APPROXIMATE	44.0	474
F3 - APPROXIMATE	12.7	137
F4	7.8	84
F5	11.1	119
F6	2.6	28
F7	88.7	955
F8	5.0	54
G1A FRONT CHURCH FIRST	188	2024
G1A REAR WALL FIRST	54	581



SCALE 1/250



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1. "PAGE SCALING" IS SET TO NONE OR "ACTUAL SIZE"
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ADDRESS EPSON LURE
CHURCH STREET, EPSOM, KT17 4PW
PROJECT GROUND FLOOR
— SURVEYED AREAS

DATE 13/04/21
SCALE 1/250 @ A3
DWG. NO. 1488/AREAS
CAD FILE

WOODFALLS
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