

TOWN CENTRE FREEHOLD



7 Amy Road

Oxted, RH8 0PX

**Mixed use town centre
commercial building with
development potential**

4,484 sq ft

(416.58 sq m)

- Of interest to owner occupiers, developers and investors
- Two storey building
- Set in the heart of Oxted
- Industrial / storage
- Ground floor retail
- First floor offices
- Potential other uses (stp)

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Description

The property comprises a two storey brick built mixed use commercial facility with showroom fronting Amy Road and a large industrial/workshop space on the ground floor. The main building has a single storey side extension benefiting from a roller shutter loading door to Amy Road. Overall, the workshop has an approximate depth of 26.4m by just over 9m in width. The ground floor is predominantly open plan and has a 3 phase electric supply, painted concrete floor and a secondary staircase to the rear accessing the first floor offices.

The offices, which are also accessed from the front staircase leading from the retail space, are currently divided to provide five distinct areas together with wcs, kitchenette and staff area. The first floor is carpeted and benefits from natural light via the window to the front and a number of Velux windows.

Externally, there is a small area to the front of the loading door which the current business uses to park a vehicle.

Location

The property is located in the heart of Oxted town centre. The town boasts a thriving and varied high street with an array of independent and national retailers, popular restaurants and cafes, and essential services, complemented by leisure facilities including a modern cinema, fitness clubs, and scenic parks.

Strategically located just off the A25 and a short drive from the M25 (Junction 6), Oxted has excellent access to London, Gatwick Airport (less than 15 miles away), and the wider South East. Oxted station, on the Southern and Thameslink lines, ensures excellent and frequent rail connections to Central London (London Bridge and Victoria) and beyond.

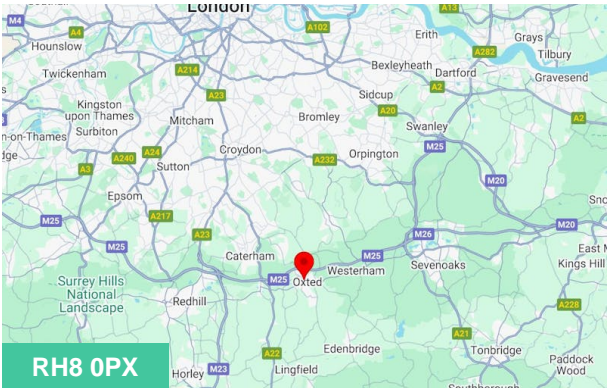
Accommodation

The accommodation comprises the following areas (taken from the Valuation Office Agency website):

Floor/Unit	Description	sq ft	sq m
Ground	Showroom	322.49	29.96
Ground	Workshops/Storage	2,616.60	243.09
1st	Office	1,544.84	143.52
Total		4,483.93	416.57

Terms

The property is being offered for sale with vacant possession at a guide price of £895,000, subject to contract. This equates to a capital value of just under £200 per sq ft.



Summary

Available Size	4,484 sq ft
Price	Offers in the region of £895,000
Rates Payable	£14,845.25 per annum
Rateable Value	£29,750
EPC Rating	E (109)

Viewing & Further Information

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Disclaimer: Karrison Property endeavours to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 22/07/2025

