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Epiphany House, Mansfield Drive | **Merstham, RH1 3JP**  
**D1 PREMISES TO LET/FOR SALE**

# Epiphany House, Mansfield Drive | Merstham, RH1 3JP | D1 PREMISES TO LET/FOR SALE

- former place of worship
- 4 bedroom house with garage & garden
- 566.69 m<sup>2</sup> (6,100 ft<sup>2</sup>) approx.
- d1 (non-residential institution) use
- rent: £75,000 per annum exclusive
- price: £1.2m freehold

## DESCRIPTION

Detached former place of worship building, arranged as a main large hall with some period features and high pitched ceiling, 2 side office rooms, a large store room, a linked further smaller hall, with male & female WC's and a kitchen.

The former rectory, comprises of a 4 bedroom detached house arranged over the ground and first floors, with an attached garage and garden.

We understand that the premises have D1 (Non-Residential Institution) use.

## LOCATION

Situated in the centre of Mansfield Drive, between Huddleston Crescent and opposite Hildenley Close in Merstham (Surrey).

Neighbouring occupiers include Merstham Library, Furzefield Primary School, Co-Op Convenience Store, Merstham Tandoori, Moat House Surgery and The Red Oak Sure Start Childrens Centre.

Merstham mainline railway station is approximately 1/3 mile away, providing services to London Victoria, Reigate, Horsham and Peterborough. There are also buses serving the area located on Malmstone Avenue.

## ACCOMMODATION

Main Church Building	429.20	4,620	
House & Garage	137.49	1,480	
<b>Total</b>	<b>566.69 m<sup>2</sup></b>	<b>6,100 ft<sup>2</sup></b>	<b>N.I.A.</b>

## TENURE

To let on new full repairing and insuring lease on terms to be agreed. Alternatively, the Freehold is for sale for D1 use and with full vacant possession.

## BUSINESS RATES

We are unable to obtain a rateable value for the former church building. Interested parties may contact Reigate & Banstead Council: 01737 276113 to request what the rates payable might be.

## VIEWING

Strictly by appointment only, through sole agents:

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