

CASE STUDY

EPSOM – East Street

SMART4
REAL ESTATE CONSULTANCY
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- Development Management Consultancy

PROPERTY

An obsolete 1960's style ground floor car showroom with forecourt and rear parking, originally comprising c4,000 sq ft fronting the A24, at the edge of Epsom town centre.

ROLE

Retained on behalf of the owner to undertake a Redevelopment of the site, to include:

Phase 1

- Securing vacant possession through the LLTA 1954
- Arranging a PreApp meeting with Epsom & Ewell Council and subsequently submitting an application to change the use from sui-generis to Open A1 and to extend the showroom floor area to 8,800 sq ft.
- Agreeing a pre-letting to Pets at Home on a new 15 year lease.
- Assembling a professional team and contractors to deliver the package of landlord works including strip out, store extension and new glazed frontage.
- Successfully delivering the scheme on time and ahead of budget.

Phase 2

- To appraise the conversion and change of use of the upper parts.

CLIENT

Page Holdings

TIMING

2015-2017

CONTACT

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