



Ayers & Cruiks
COMMERCIAL

For Sale

4,459 sq ft

**15 Regent Road, Epping,
CM16 5DL**

Former healthcare centre near the town centre. It offers parking for eight cars, a rear garden, ideal for residential development.

- Ideal for Residential Development
- Parking to up to 8 cars at the front
- Rear Garden
- Concrete Flooring on Both levels
- Offers In excess of £900,000

www.ayerscruiks.co.uk



15 Regent Road, Epping, CM16 5DL

Summary

- Price: Offers in excess of £900,000
- Business rates: £33,577.50 per annum Interested Parties are to contact the Local Authority
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: C (60)

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

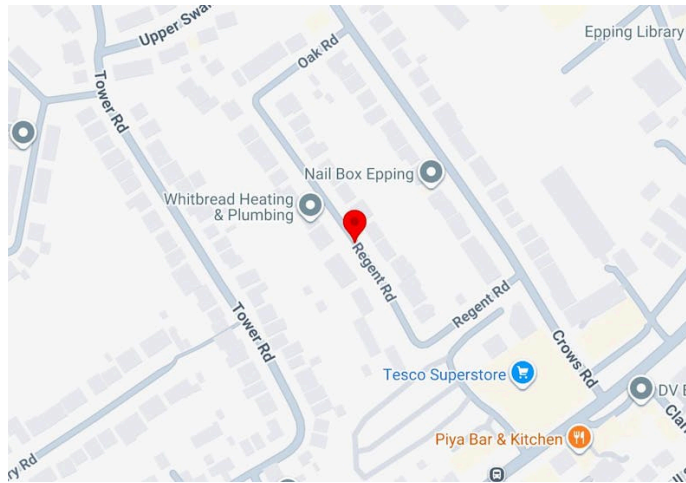
Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

Offices

86-88 Baxter Avenue,
Southend-On-Sea,
Essex,
SS2 6HZ
Tel: 01702 343060

Burgundy Court
64/66 Springfield Road,
Chelmsford,
Essex,
CM2 6JY
Tel: 01245 202555



Key Points

- Ideal for Residential Development
- Parking to up to 8 cars at the front
- Rear Garden
- Concrete Flooring on Both levels
- Offers In excess of £900,000

Description

This property was previously used as a healthcare center but is now vacant, offering excellent potential for residential development. It features parking at the front for approximately eight cars, providing ample space for residents or visitors. To the rear, there is a garden area that adds outdoor appeal and potential for landscaping or recreational use. The building is constructed with solid internal walls and has concrete flooring throughout both levels, ensuring a durable and robust structure suitable for a variety of redevelopment options.

Location

15 Regent Road, Epping, Essex (CM16 5DL) is situated just south of Epping High Street, about a five-minute walk from the town centre.



The area is mainly residential, with a mix of detached and semi-detached homes. Epping Underground Station (Central Line) is roughly one mile away, and local bus routes run along nearby High Street. The property falls within the Epping Forest District Council area and has good access to local amenities, shops, and health services. On-street parking is available, with additional public parking in the town centre.

Accommodation

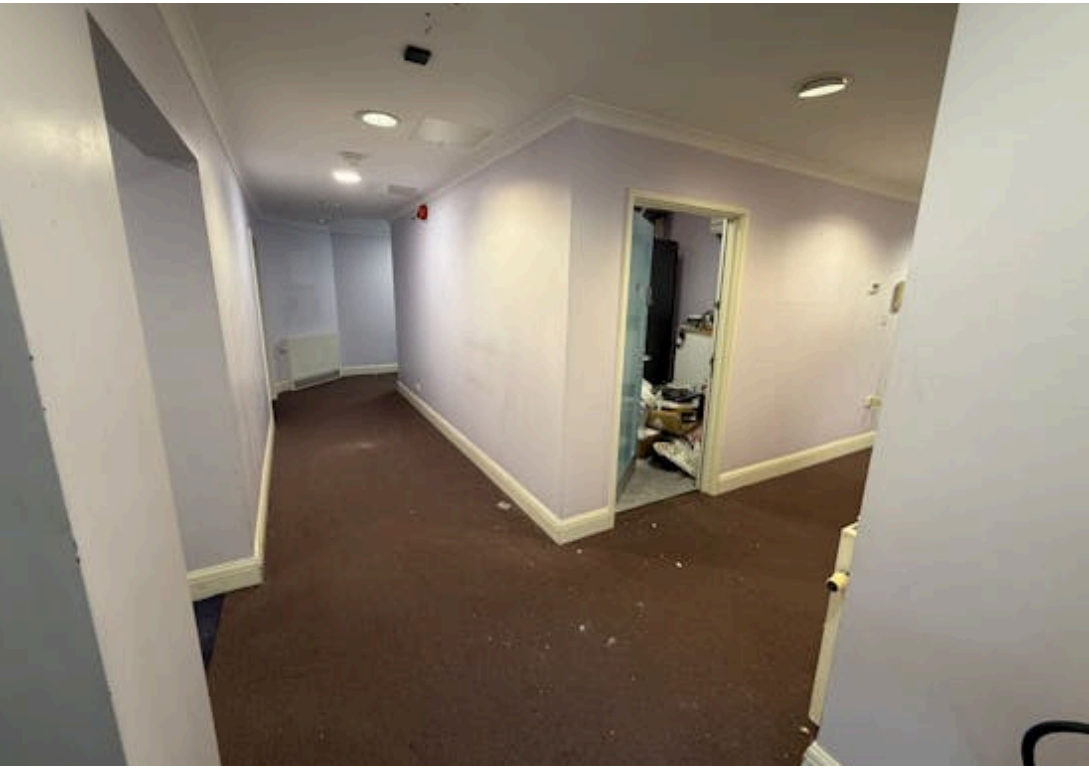
Description	sq ft	sq m
Ground Floor	2,272	211.08
First Floor	2,187	203.18
Total	4,459	414.26

Price

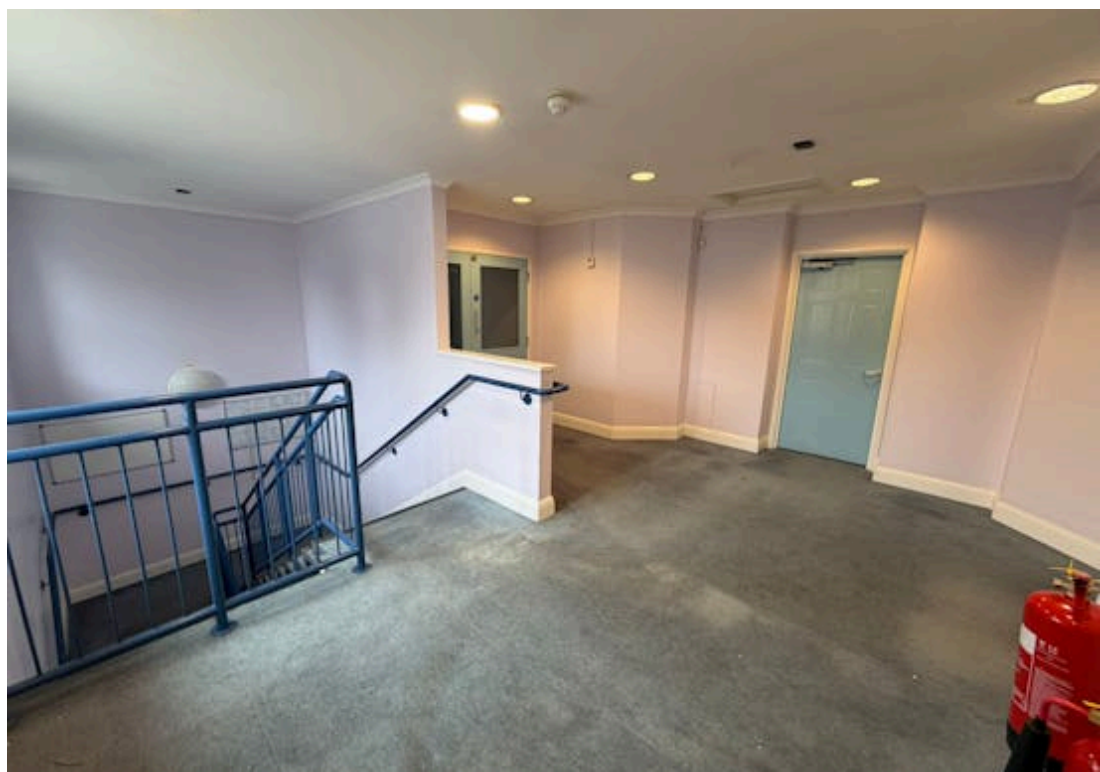
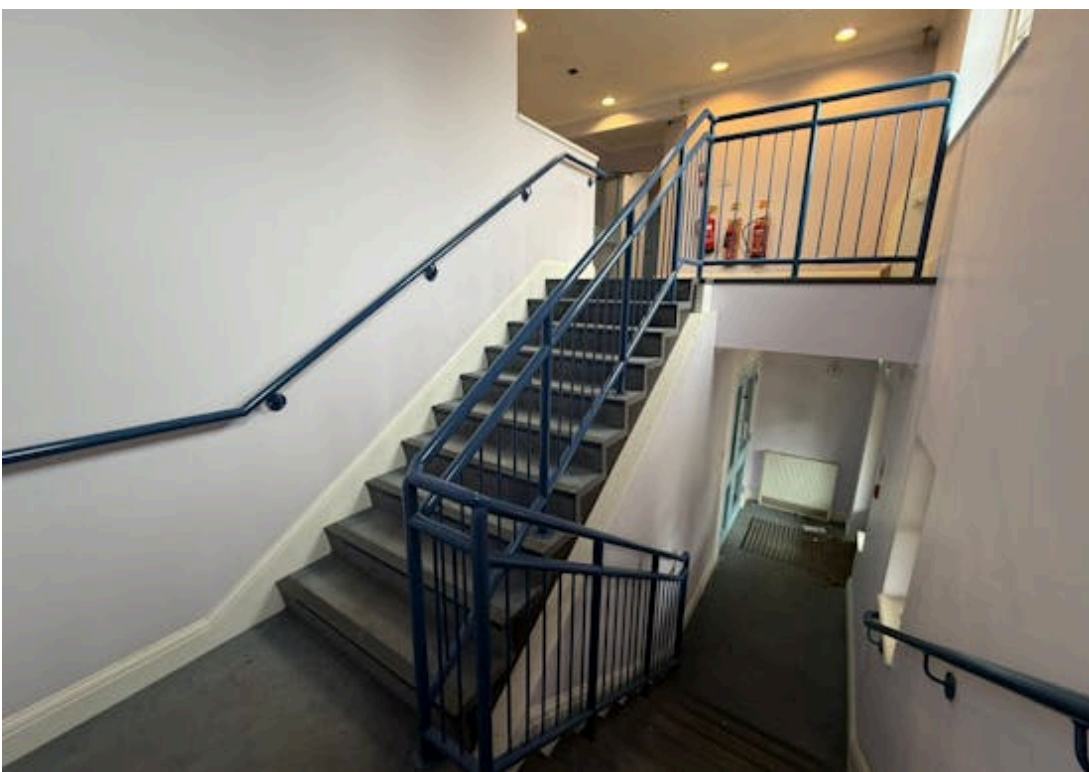
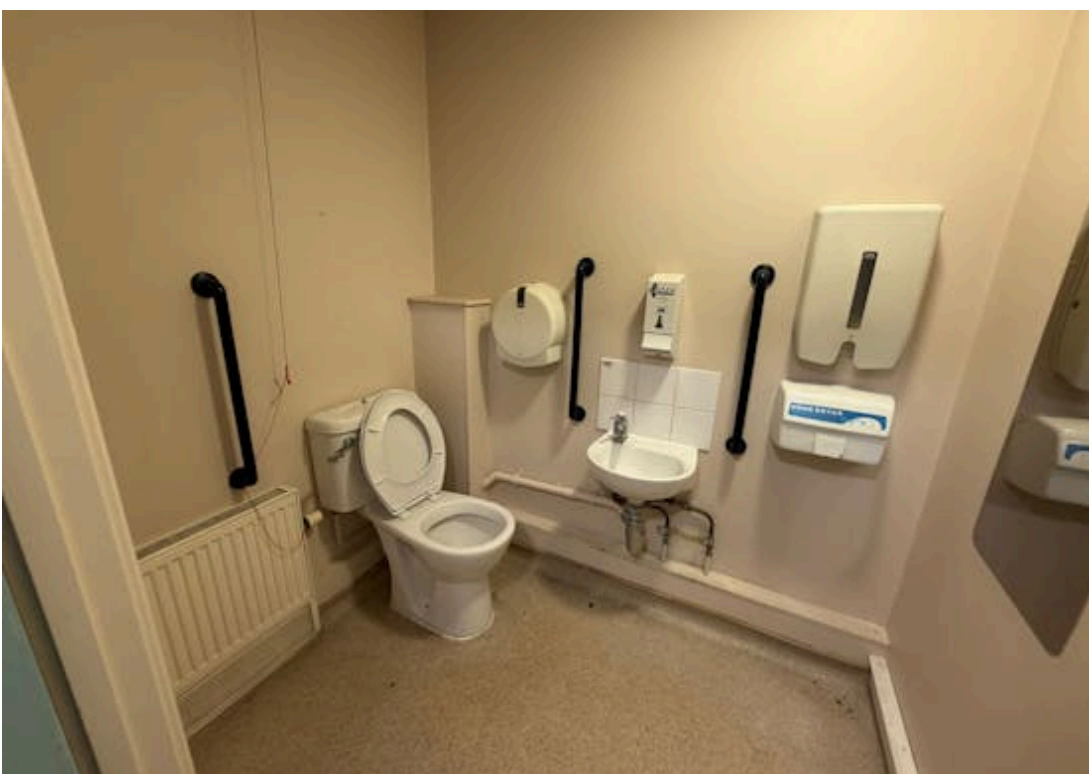
Offers In Excess Of £900,000

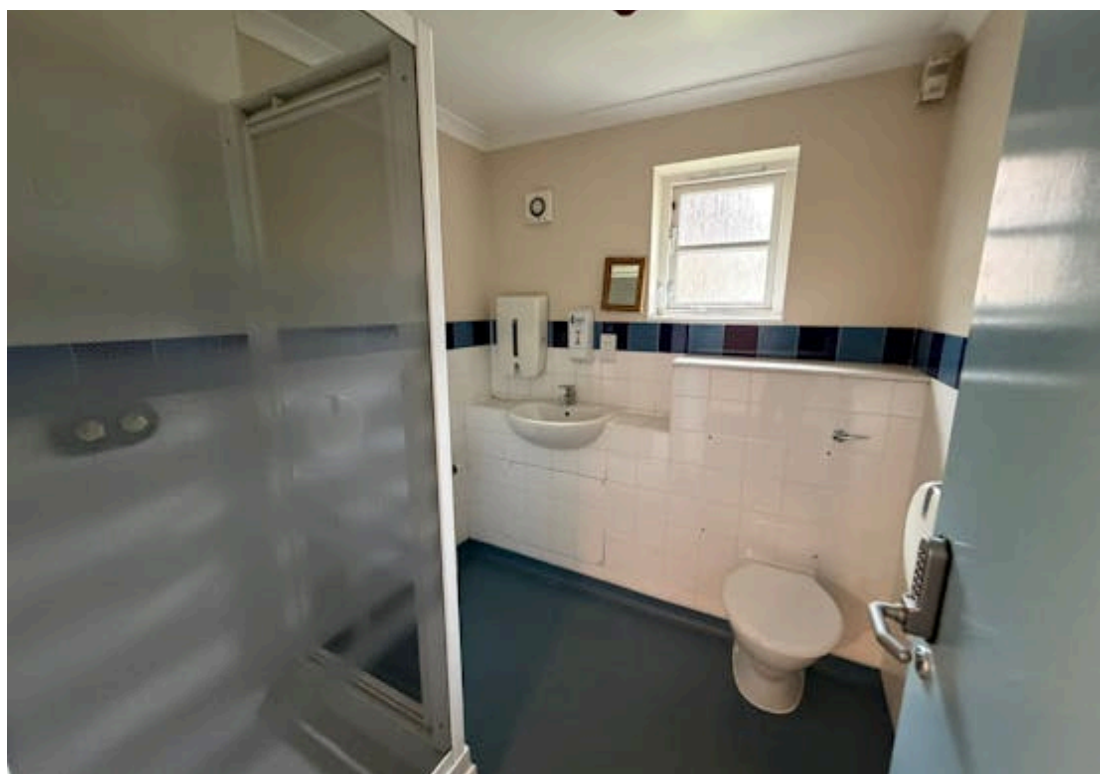
Viewings

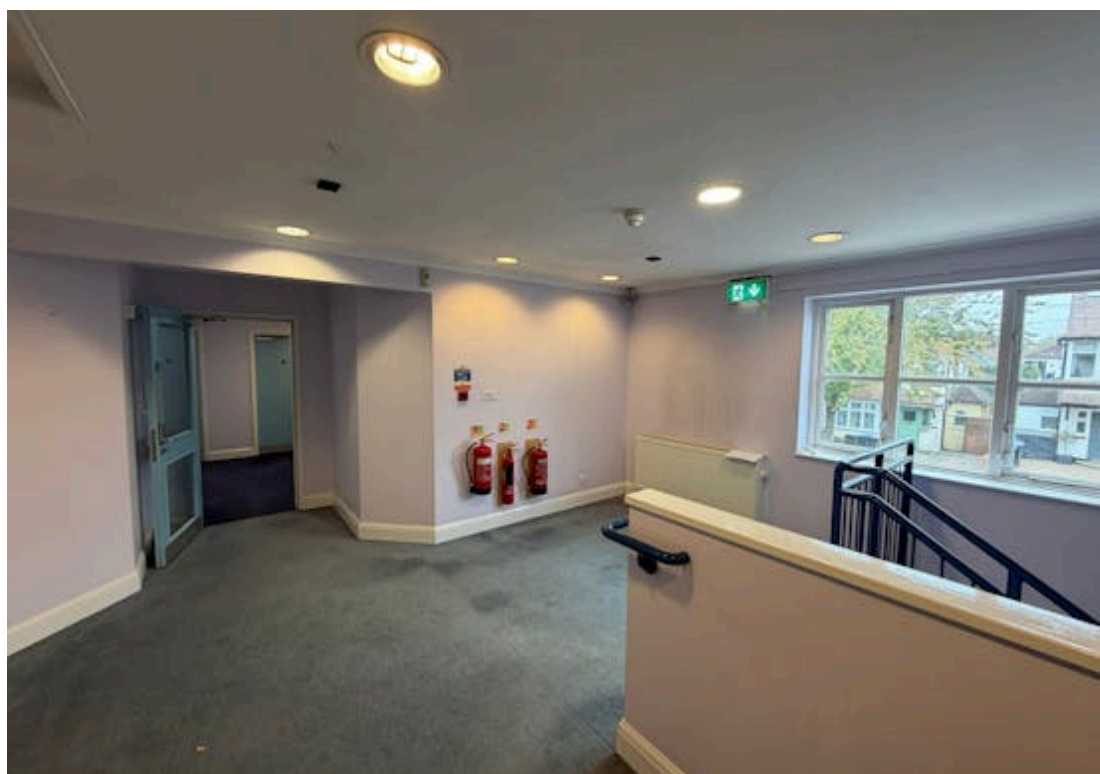
Strictly by prior appointment via landlords appointed agents Ayers&Cruiks





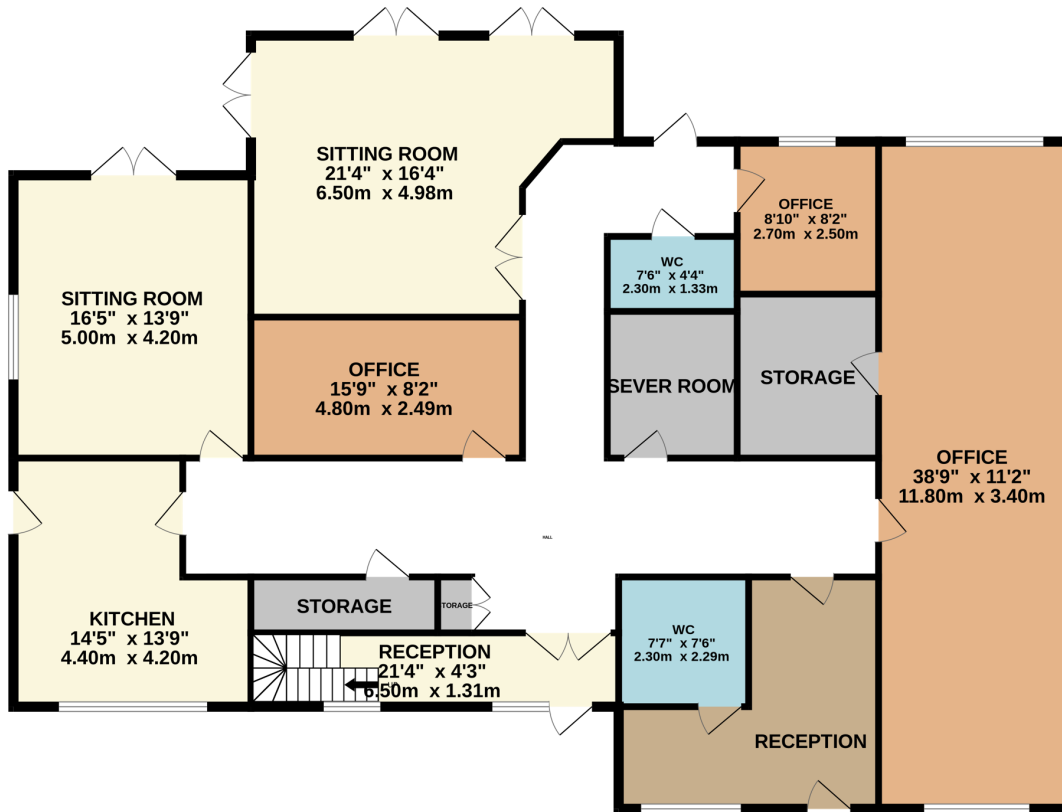








GROUND FLOOR



1ST FLOOR

