



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

## 69 Marbles Way Tadworth Surrey KT20 5JP **TO LET**

**Approx 644 sqft (59.83 sqm)**

Self-contained ground floor retail unit located within a parade of shops in a densely populated residential area close to Tadworth Leisure and Community Centre, with rear yard and free on street parking

Retail	405 sqft	37.63 sqm
Rear store	239 sqft	22.20 sqm
WC		
<b>TOTAL</b>	<b>644 sqft</b>	<b>59.83 sqm</b>

**RENT** £7,500 per annum exclusive

**LEASE** New lease terms to be agreed outside the Landlord & Tenant Act



[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## LOCATION

Tadworth is located in the south-east of the Epsom Downs neighbouring Kingswood and Walton-on-the-Hill within the Borough of Reigate and Banstead. The property is situated in Marbles Way and other local independent traders include a general store, newsagents and fish & chip takeaway.

Tadworth mainline rail station provides a regular service to London Bridge and the M25 is accessible via Junction 8 at Reigate.

## RATES

Rateable value: £3,600 (information taken from Valuation Office website).  
Non-domestic uniform rates payable at 49.1p in the £ (2019/20).

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

## CONTACT

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## DATE

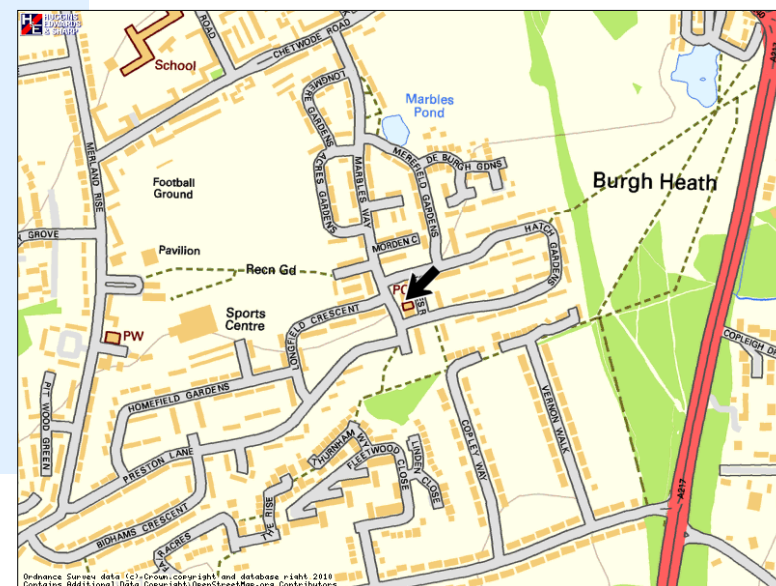
April 2019

## FOLIO NUMBER

19774(CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



# HUGGINS EDWARDS & SHARP

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