



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

17 High Street
Epsom
KT19 8DA

TO LET

Approx 936 sqft (86.95 sqm)

Opportunity to occupy a prominent High Street retail unit in Epsom Town Centre. The property benefits from good display, open plan sales area and good height with rear access and a W.C.

Sales Area	936 sqft	86.95 sqm
W.C.	-	-
Net Frontage	20'9"	6.32 m
TOTAL	936 sqft	86.95 sqm

RENT £38,500 per annum exclusive. Rent is subject to VAT.

LEASE New Lease, terms to be agreed.

***Property also available on a short term basis for £2,500 pcm exclusive, terms to be agreed.**



www.hugginsedwards.co.uk

LOCATION

The property is situated on the South side of the High Street in a prominent position close to Epsom Square. Nearby occupiers include Specsavers, Maplin and McDonalds. Epsom is a busy commercial centre benefiting from a modern shopping centre, a multiplex cinema and other local amenities. It is ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead) and Epsom mainline rail station is less than 5 minutes walk away providing regular rail services to both London Waterloo and London Victoria.

RATES

Ground floor is currently assessed along with the upper parts which are to be separated and self-contained. Rates to be reassessed.

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

February 2018

FOLIO NUMBER

19826(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS**

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