



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

131 High Street
Epsom
Surrey
KT19 8EF

TO LET

Approx 1,382 sqft (128.39 sqm)

Opportunity to occupy a newly refurbished Grade II listed commercial premises in a prime position in Epsom High Street immediately adjacent to Marks and Spencer. The property comprises a retail area benefitting from wheelchair access and disabled W.C at ground floor level, with ancillary offices & storage at the 1st & 2nd floor levels.

Ground Floor	496 sqft	46.08 sqm
1 st Floor	549 sqft	51.00 sqm
2 nd Floor	248 sqft	23.04 sqm
2 nd Floor storage	89 sq ft	8.27 sqm
TOTAL	1,382 sqft	128.39 sqm

RENT £35,000 per annum exclusive



www.hugginsedwards.co.uk

LOCATION

The property is located on the south side of the pedestrianised area of Epsom High Street, immediately adjacent to Marks & Spencer and the Ashley Centre. Other notable occupiers include Lloyds Pharmacy, Boots and Café Nero Epsom mainline rail station, which is less than 5 minutes walk away, provides regular services to London Waterloo and London Victoria. The M25 Junction 9 (Leatherhead), is approximately 4 miles away.

RATES

Rateable value: £36,750 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 49.3p in the £ (2018/19)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT

Epsom Commercial Property Department
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DATE June 2018
FOLIO NUMBER 19867(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
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3 BRIDGE STREET
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SURREY KT22 8BL
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1 GROVE ROAD
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SM1 1BB
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