



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

The Clock Tower
High Street
Epsom
Surrey
KT19 8EF

TO LET

Approx 200 sqft (18.56 sqm)

Rare opportunity to occupy commercial space within Epsom's iconic Clock Tower, the property comprises a self-contained retail kiosk with kitchenette and internal storage. The property benefits from good natural light, water, electricity & an external display area.

Sales Area	190 sqft	17.63 sqm
Internal Store	10 sqft	0.93 sqm
TOTAL	200 sqft	18.56 sqm

RENT £12,000 per annum exclusive

LEASE New Lease, terms to be agreed.



www.hugginsedwards.co.uk

LOCATION

The historic Clock Tower is located in the heart of Epsom High Street in the town centre shopping area. Situated on the pedestrianised side of the High Street the property is in a prime position benefitting from substantial footfall, nearby occupiers include Boots, Lloyds Pharmacy, Marks & Spencer & Nationwide Building Society. Epsom Train station is approximately 2 minutes walk away and provides regular services to London Waterloo & London Victoria. The M25 junction 9 (Leatherhead) is approximately 4 miles away.

RATES

Rateable value: £6,700 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 48p 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

May 2018

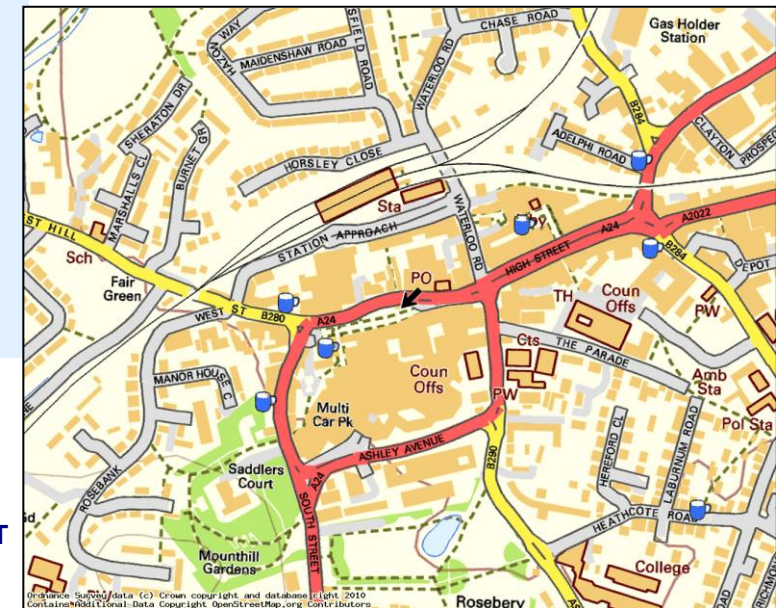
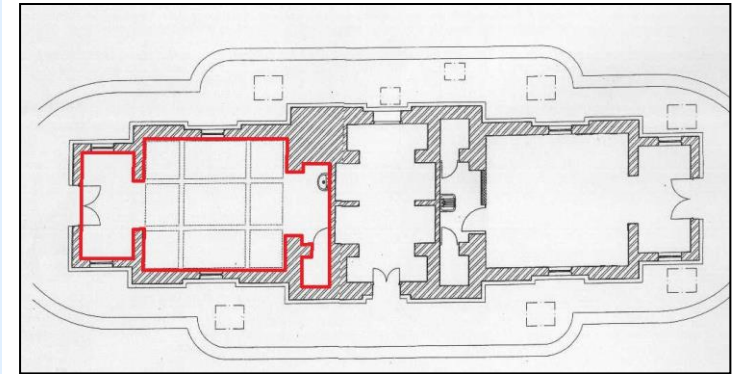
FOLIO NUMBER

19837(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.

Approximate Demise Plan



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