



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

Phoenix House
Overdale
Ashted
Surrey
KT21 1PW

TO LET

Approx 263 sqft (24.43 sqm)

Detached single-storey property with D1 consent comprising a reception area, two treatment rooms, a WC, kitchen and parking for up to two cars. Alternative uses may be considered subject to appropriate planning consents being obtained.

Ground floor approx	231 sqft	21.46 sqm
Kitchen approx	32 sqft	2.97 sqm
WC		
TOTAL	263 sqft	24.43 sqm

RENT £7,000 per annum exclusive

LEASE New lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.



www.hugginsedwards.co.uk

LOCATION

The property is located in a residential road immediately adjacent to Ashted Common and Ashted rail station, which provides regular services to London Waterloo and London Victoria via Epsom. Craddocks Parade, a nearby local shopping parade, provides local amenities with a mixture of occupiers including Tesco Express, Lloyds Pharmacy and William Dyer butchers amongst others. Junction 9 of the M25 (Leatherhead) is less than 2 miles away.

RATES

Rateable value: £3,150 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 49.1p in the £ (2019/20).

You may be eligible for small business rate-relief, please enquire directly with the local authority (Mole Valley District Council) to confirm.

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
Apex House, 10 West Street, Epsom, Surrey KT18 7RG
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W: www.hugginsedwards.co.uk

DATE

April 2019

FOLIO NUMBER

19906(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**

10 WEST STREET EPSOM SURREY KT18 7RG T: 01372 740555	11-15 HIGH STREET BOOKHAM SURREY KT23 4AA T: 01372 457011	3 BRIDGE STREET LEATHERHEAD SURREY KT22 8BL T: 01372 374806	1 GROVE ROAD SUTTON SM1 1BB T: 020 8642 2266
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