



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**132 High Street  
Epsom  
Surrey  
KT19 8BT**

**FOR SALE**

**Approx 1,674 sqft (155.52 sqm)**

Rare opportunity to acquire the freehold of a historic grade II listed property in a prominent position within Epsom town centre. The property comprises a ground floor commercial unit, currently benefitting from A5 use, and staff accommodation over the 1st & 2nd floors. The rear staircase to the 1st floor level would allow the upper parts to be self-contained and a spacious two bedroom flat created, STPP.

Ground Floor	924 sqft	85.84 sqm
1 <sup>st</sup> & 2 <sup>nd</sup> Floors	750 sqft	69.68 sqm
<b>TOTAL</b>	<b>1,674 sqft</b>	<b>155.52 sqm</b>

**PRICE** Offers invited in excess of £450,000

**TENURE** Freehold with full vacant possession.



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

## LOCATION

The property is located on the High Street at the junction with West Street and South Street. Nearby occupiers include J.D Wetherspoons, Carpetright, & TK Maxx, amongst other national and independent occupiers. Epsom mainline rail station, which is approximately 5 minutes walk away, provides regular services to London Waterloo and London Victoria. The M25 Junction 9 (Leatherhead), is approximately 4 miles away.

## RATES & COUNCIL TAX

Rateable value: £19,250 (information taken from Valuation Office website).  
Non-domestic uniform rates payable at 49.1 in the £ (2019/20)

Accommodation currently within Council Tax band D.

## 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  
T: **01372 740555**  
F: 01372 741002  
E: [info@hes-epsom.co.uk](mailto:info@hes-epsom.co.uk)  
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## DATE

April 2019

## FOLIO NUMBER

19911(CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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SURREY KT18 7RG  
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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  
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