



OFFICE TO LET

71 Marbles Way, Tadworth, Surrey, KT20 5JP TO LET

Approx 631 sqft (58.64 sqm)

DESCRIPTION

Opportunity to occupy a well presented ground floor office unit located within a parade of shops in a well populated residential area close to Tadworth Leisure and Community Centre. The property benefits from a rear yard and free on street parking.

USE

From the 1st September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_20200757_en.pdf

Offices	566 sqft	52.66 sqm
Kitchen	65 sqft	6.08 sqm
WC		
TOTAL	631 sqft	58.64 sqm

RENT

£10,000 per annum exclusive.

LEASE

New lease to be contracted outside the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

Alternative commercial uses considered STPP

LOCATION

Tadworth is located in the south-east of the Epsom Downs neighbouring Kingswood and Walton-on-the-Hill within the Borough of Reigate and Banstead. The property is situated in Marbles Way amongst other local independent traders include a general store, newsagents and fish & chip takeaway.

Tadworth mainline rail station provides a regular service to London Bridge and the M25 is accessible via Junction 8 at Reigate.

RATES

Rateable value: £3,600. Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

The Government announced business rates will not be applicable for some types of occupier for 2020/21 due to the coronavirus pandemic, to confirm if you are eligible please check: www.gov.uk or contact the local authority

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
Apex House, 10 West Street, Epsom, KT18 7RG
T: 01372 740555
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DATE

August 2020

FOLIO NUMBER

19914(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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