



RETAIL UNIT TO LET

22 South Street, Epsom, Surrey, KT18 7PF

TO LET

Approx 613 sqft (56.86 sqm)

DESCRIPTION

Opportunity to occupy a well-presented, self-contained retail unit within Epsom Town Centre. The property benefits from good display, kitchen and W.C facilities, a rear yard and an external store.

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

Retail	380 sqft	35.30 sqm
Kitchen	58 sqft	5.35 sqm
Yard	108 sqft	10.00 sqm
Storage	67 sqft	6.21 sqm
TOTAL	613 sqft	56.86 sqm

RENT

£16,000 per annum exclusive.

LEASE

New Lease. Terms to be agreed.

LOCATION

The property is well located on the West side of South Street close to the junction with Epsom High Street. The property is situated amongst a variety of national and local occupiers including Bills, Pizza Express and Epsom Playhouse. Epsom is located

approximately 17 miles south west of Central London. It is ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead) and Epsom mainline rail station is less than 5 minutes walk away providing regular rail services to both London Waterloo and London Victoria.

RATES

The shop is currently rated under a single assessment with the self-contained offices above. A separate assessment will be required.

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
E: epsom@hsedwards.co.uk

DATE

August 2020)

FOLIO NUMBER

19945(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

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