



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

8 Eastgate  
Banstead  
Surrey  
SM7 1RN

## TO LET

Approx 593 sqft (55.09 sqm)

Well proportioned retail unit available to occupy on a new lease within the popular village of Nork, situated between Epsom & Banstead. The property benefits from a large frontage offering good display, a predominantly open plan retail area and additional storage/ kitchen facilities.

Retail Area	558 sqft	51.84 sqm
Kitchenette/Store	35 sqft	3.25 sqm
<b>TOTAL</b>	<b>593 sqft</b>	<b>55.09 sqm</b>

**RENT** £12,000 per annum exclusive

**LEASE** New Lease, terms to be agreed.



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

## LOCATION

Nork is a busy village location between Epsom & Banstead, the property is situated on Eastgate close to the junction with Nork Way. Nork provides a wide variety of retail services, notable occupiers include a Cooperative supermarket, WH Smith Local and an Alphega Pharmacy. Banstead train station is less than half a mile away providing regular services to London Victoria. The nearby A217 provides access to Junction 8 of the M25 (Reigate), which is approximately 10 minutes drive away.

## RATES

Rateable value: £6,400 (information taken from Valuation Office website).  
Non-domestic uniform rates payable at 49.9p in the £ (2020/21)

***The Government announced business rates will not be applicable 2020/21 due to the coronavirus pandemic.***

## 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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## DATE

July 2020

## FOLIO NUMBER

19979(CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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