

## Huggins Edwards & Sharp

## 100 High Street Epsom Surrey KT19 8BJ TO LET/FOR SALE

Rare opportunity to occupy a self-contained building with car parking in the heart of Epsom Town Centre. The property is suitable for A1 or A2 uses and benefits from a large window display, good sized sales area, ancillary offices, a kitchenette and W.C.

TOTAL approx.	1,217 sqft	113.06 sqm
First floor approx.	464 sqft	43.10 sqm
Ground floor approx.	753 sqft	69.95 sqm

RENT £36,500 per annum exclusive.

LEASE New lease, terms to be agreed.

**FREEHOLD** Price on application.



**LOCATION** The property is located in a prime position adjacent to TX Maxx and Café Rouge,

other nearby occupiers include Wilko and Marks and Spencer. 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), whilst the town also benefits from a regular rail service to both London Waterloo

and London Victoria (approx. 35 minute journey).

RATES Rateable value: £25,000 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1p in the £ (2019/20).

**LEGAL COSTS** Each party to bear their own legal costs.

**VIEWING** Strictly by appointment via Joint Sole Agents:

**CONTACT** Huggins Edwards & Sharp

**Epsom Commercial Department** 

Apex House, 10 West Street, Epsom, Surrey KT18 7RG

T: **01372 740555** F: 01372 741002

E: info@hes-epsom.co.uk
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Philip Marsh Collins Deung

39 Windsor End, Beaconsfield, HP9 2LN

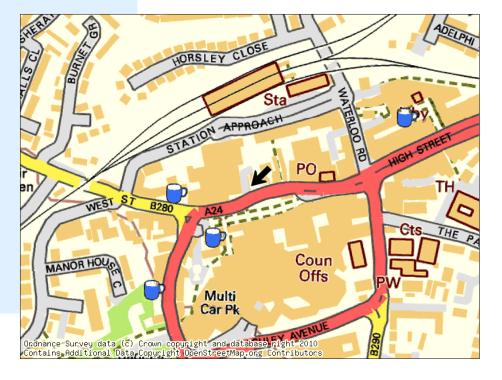
T: 01494 680000 W: www.pmcd.co.uk

**DATE** June 2019 **FOLIO NUMBER** 20023CL)

## **SUBJECT TO CONTRACT**

Important: See Disclaimer Notice below.





## 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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