



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**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.

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

RENT	£36,500 per annum exclusive.
LEASE	New lease, terms to be agreed.
FREEHOLD	Price on application.



www.hugginsedwards.co.uk

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
W: www.hugginsedwards.co.uk

Philip Marsh Collins Deung
39 Windsor End, Beaconsfield, HP9 2LN
T: 01494 680000
W: www.pmc.co.uk

DATE

June 2019

FOLIO NUMBER

20023CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS EDWARDS & SHARP

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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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