



HIGH STREET

Gascoigne-Pees

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A1/A2 UNIT TO LET

HS HUGGINS STUART
E EDWARDS

1 HIGH STREET, EPSOM, KT19 8DA
£37,500 PAX

1 High Street, Epsom, Surrey, KT19 8DA

TO LET

Approx 1,129 sqft (104.85 sqm)

DESCRIPTION

Well presented A2/A1 retail unit located in a prominent position on the High Street. The property benefits from a wide frontage providing excellent display, a good sized sales area, air-conditioning, storage, a kitchen and W.C. The property is available by way of assignment of the existing lease. Subletting of the whole will also be considered.

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

| | | |
|------------|------------|------------|
| Sales Area | 1,031 sqft | 95.75 sqm |
| Kitchen | 57 sqft | 5.32 sqm |
| Storage | 41 sqft | 3.78 sqm |
| TOTAL | 1,129 sqft | 104.85 sqm |

RENT

£37,500 per annum exclusive.

LEASE

5 year effective full repairing lease from and including 20.11.18.
Rent payable quarterly in advance.

LOCATION

The property is situated on the South side of the High Street in a prominent position at the junction of High Street, Church Street and Upper High Street. Nearby occupiers include Prezzo, Robert Dyas, The Faraday and Dreams. Epsom is a busy commercial centre benefitting from a modern shopping centre, a multiplex cinema and other local amenities. 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

Rateable value: £25,500. 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
E: epsom@hsedwards.co.uk

DATE

August 2020

FOLIO NUMBER

20048(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice on 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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