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GROUND FLOOR OFFICE TO LET

 HUGGINS STUART
EDWARDS

17 CHURCH STREET, EPSOM, KT17 4PF
£11,000 PAX

17 Church Street, Epsom,
Surrey, KT17 4PF

TO LET

Approx 455 sqft (42.27 sqm)

DESCRIPTION

Well-presented ground floor premises with return frontage suitable for office use. Alternative uses such as A2 will be considered subject to planning permission. The property benefits from two WCs and side access to the rear car parking area where there is at least one allocated space.

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

Ground Floor	455 sqft	42.27 sqm
2 x WCs		
Rear Parking		
TOTAL	455 sqft	42.27 sqm

RENT

£11,000 per annum exclusive.

LEASE

New lease, terms to be agreed.

LOCATION

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). The property is close to the junction of Church Street and High Street on the corner of Depot Road. There is a large public car park situated in Depot Road.

RATES

Rateable value: £8,300. 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

20067(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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