



**COMMERCIAL PROPERTY TO LET**

**HS HUGGINS STUART  
EDWARDS**

**58 THE STREET, ASHTEAD, SURREY, KT21 1AW  
£16,500 PAX**

58 The Street, Ashtead,  
Surrey, KT21 1AW

## TO LET

Approx 739 sqft (68.71 sqm)

### DESCRIPTION

Opportunity to occupy a prominent corner property in the heart of Ashtead village. The property comprises a ground floor commercial unit with return frontage and basement storage.

### USE

From the 1<sup>st</sup> 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/uksi/2020/757/pdfs/uksem\\_20200757\\_en.pdf](https://www.legislation.gov.uk/uksi/2020/757/pdfs/uksem_20200757_en.pdf)

Retail/office	448 sqft	41.65 sqm
Kitchen	84 sqft	7.79 sqm
Basement	207 sqft	19.27 sqm
<b>TOTAL</b>	<b>739 sqft</b>	<b>68.71 sqm</b>

### RENT

£16,500 per annum exclusive

### LEASE

New lease available, terms to be agreed.

### LOCATION

The property is located in the heart of Ashtead Village amongst a variety of local and national occupiers including M&S, Cook Trading Limited, and a Post Office. The Street forms part of the A24, a main thoroughfare between Epsom, Leatherhead and Dorking with the M25 junction 9 at Leatherhead being less than 5 minutes' drive away. Ashtead mainline rail station is less than a mile away and provides regular services to London Waterloo and Guildford

### RATES

Rateable value: £11,750 . 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](http://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  
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### DATE

August 2020

### FOLIO NUMBER

30017(CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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