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ENTRE



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COMMERCIAL PROPERTY TO LET

HS HUGGINS STUART
E EDWARDS

UNIT 2, 22-26 UPPER HIGH STREET, EPSOM, KT17 4QJ
£17,500 PAX

Unit 2, 22-26 Upper High Street,
Epsom, Surrey, KT17 4QJ

TO LET

Approx 893 sqft (82.96 sqm)

DESCRIPTION

Well-presented self-contained ground floor unit in Epsom town centre. The property until recently traded as a gym with shower, treatment room, kitchen and disabled WC.

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_2020757_en.pdf

Ground Floor	855 sqft	79.43 sqm
Kitchen	38 sqft	3.53 sqm
Shower & Disabled WC		
TOTAL	893 sqft	82.96 sqm

RENT

£17,500 per annum exclusive. VAT is payable on the rental.

LEASE

New lease available, terms to be agreed.

LOCATION

The property is located on the South side of Upper High Street close to the Odeon Multiplex Cinema amongst a variety of other independent and national traders including The Co-operative and Domino's Pizza. Upper High Street offers free on street parking for a period of 20 minutes. Epsom Station is within walking distance providing regular services to London and the M25 Junction 9 (Leatherhead) is approximately 15 minutes' drive away.

RATES

Rateable value: £18,750. 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 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

30022(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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