



COMMERCIAL UNIT TO LET

HS HUGGINS STUART
E EDWARDS

60 THE STREET, ASHTEAD, SURREY, KT21 1AW
£26,000 PAX

60 The Street, Ashtead,
Surrey, KT21 1AW

TO LET

Approx 935 sqft (86.93 sqm)

DESCRIPTION

Well-presented mid terrace ground floor commercial unit in the heart of Ashtead village suitable for a multiple of uses within Use Class E (Commercial Business & Service). The property benefits from a kitchenette, W.C, rear access, suspended ceilings and a fan heating system. An allocated parking space to the rear is available by way of separate licence.

Sales Area	613 sqft	56.93 sqm
Office	102 sqft	9.50 sqm
Kitchen/Ancillary	183 sqft	17.03 sqm
Store	37 sqft	3.47 sqm
TOTAL	935 sqft	86.93 sqm

RENT

£26,000 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: £17,250 (information taken from Valuation Office website).

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 up to April 2021 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
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DATE

February 2021

FOLIO NUMBER

30041(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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