



GROUND FLOOR TO LET

**HS HUGGINS STUART
EDWARDS**

**220 CHESSINGTON ROAD, WEST EWELL, SURREY, KT19 9XA
£13,500 PER ANNUM EXCLUSIVE**

220 Chessington Road, West Ewell,
Surrey, KT19 9XA

TO LET

Approx 339 sqft (31.49 sqm)

DESCRIPTION

A prominent ground floor unit with return frontage situated on the corner of Chessington Road and Plough Road suitable for a multiple of uses within Use Class E (Commercial Business & Service). The property benefits from a fully glazed frontage providing excellent display and natural light, a rear ancillary office area with kitchenette and an external WC. There is a small fenced yard area adjacent to the property.

Retail/office	206sqft	19.14 sqm
Ancillary	133 sqft	12.35 sqm
External WC		
TOTAL	339 sqft	31.49 sqm

RENT

£13,500 per annum exclusive

LEASE

New lease, terms to be agreed.

LOCATION

The main Chessington Road (B2200) links Epsom/Ewell with Chessington and access to the A3 at Hook is less

than 10 minutes' drive away. Ewell West station (0.5 miles) is a short walk away. Other local retailers in the parade include a pharmacist, estate agent and convenience store. There is on street parking for up to 20 minutes immediately in front of the property and a free car park close by at Richards Field.

RATES

Rateable value: £4,800 (information taken from Valuation Office website). Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

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

30045(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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