



**COMMERCIAL PROPERTY TO LET**

15 West Street, Epsom, Surrey, KT18 7RL

## TO LET

Approx 1,405 sqft (130.6 sqm) plus Yard.

### DESCRIPTION

Rare opportunity to occupy a ground floor commercial premises in Epsom town centre benefitting from a substantial amount of car parking. The property would suit a wide variety of commercial occupiers under Class E and historically has been used as a fabric shop, wine merchants and for the sale of motor vehicles.

Amenities include air-conditioning, electric roller shutters, ample car parking, kitchenette, suspended ceiling and recessed lighting and W.Cs.

Showroom	1,405 sqft	130.52 sqm
Yard/ Parking (Approx)	3,448 sqft	320 sqm

### USE

Class E (Commercial Business & Service)

### RENT

£30,000.00 per annum exclusive, payable quarterly in advance.

### LEASE

New lease excluding the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. 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). Situated on the North side of West Street opposite Station Approach the property benefits from easy access to the High Street and other town centre amenities. The property is also only two minutes walk from Epsom mainline rail station which provides regular services to both London Waterloo and London Victoria (approx. 35 minute journey).

### RATES

Rateable value: £23,000 Non-domestic uniform rates payable at 49.9p in the £ (2021/22).

### EPC RATING

D 97

### 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  
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### DATE

April 2021

### FOLIO NUMBER

30050(CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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