



1ST & 2ND FLOORS TO LET

**HS** HUGGINS STUART  
**E** EDWARDS

58A THE STREET, ASHTEAD, SURREY, KT21 1AW  
£14,000 PAX

58a The Street, Ashted, Surrey, KT21 1AW

## TO LET

Approx 737 sqft (68.47 sqm)

### DESCRIPTION

Well-presented first and second floor accommodation with front door entrance directly off The Street. The premises would suit a wide variety of commercial occupiers under Class E such as offices, financial and professional services and clinics. Parking possibly available at the rear under a separate licence, details on request.

Amenities include gas central heating, air-conditioning (not tested), window blinds, first floor W.C., tea point, laminated flooring on the first floor and carpeting on the second floor.

First Floor	442 sqsf	41.06 sqm
Second Floor	295 sqft	27.41 sqm
TOTAL	737 sqft	68.47 sqm

### USE

Class E (Commercial Business & Service)

### RENT

£14,000 per annum exclusive, payable quarterly in advance.

### LEASE

New lease, terms to be agreed.

### LOCATION

The property is located in the heart of Ashted 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. Ashted mainline rail station is less than a mile away and provides regular services to London Waterloo and Guildford

### RATES

Rateable value: £11,000 (Non-domestic uniform rates payable at 49.9p in the £ (2021/22).

### EPC RATING

D 94

### 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

April 2021

### FOLIO NUMBER

30056

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

APEX HOUSE  
10 WEST STREET  
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102-104 HIGH STREET  
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CR9 1TN  
**020 8688 8313**

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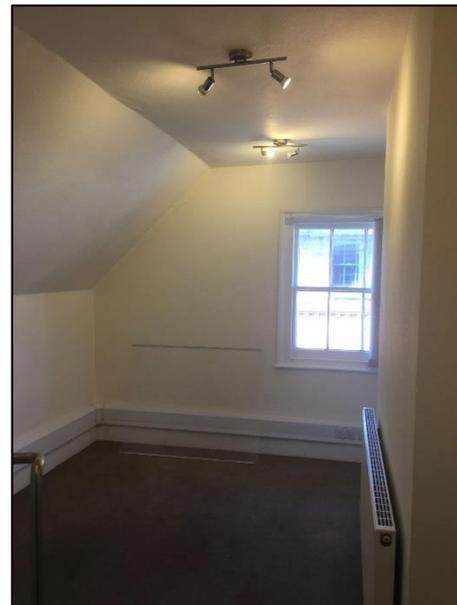
FIRST FLOOR



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR



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