



COMMERCIAL PROPERTY TO LET

6-7 The Quadrant, Epsom, Surrey, KT17 4RH TO LET

Approx 896 sqft (83.24 sqm)

DESCRIPTION

Prominent double fronted ground floor commercial unit in Epsom Town Centre providing excellent window display, kitchenette, WC and rear access. Change of use from Sui Generis to Class E consent was granted on 8th November 2022.

Commercial	896 sqft	83.24 sqm
WC		

RENT

£24,500 per annum exclusive. VAT is payable on the rent.

LEASE

New Lease. Terms to be agreed.

LOCATION

The property is situated in a prominent position on Church Street, at the Junction with East Street, Upper High Street & The High Street. The property is well positioned for the town centre amenities, including an Odeon Cinema, a new Lidl Supermarket and other national and independent occupiers within the town. The property is approximately 5 minutes walk away from Epsom Station which provides regular services to London Waterloo and London Victoria. Short term

parking is available in the nearby Depot Road and Town Hall car parks. Limited free-on street parking is available in Upper High Street.

BUSINESS RATES

Rateable value: £15,750. Rates payable at 49.9p in the £ (2023/24).

EPC

Energy rating C-69.

VIRTUAL TOUR

Please click on the following link to see a virtual tour of the property:

<https://tour.giraffe360.com/99d5023a37274a7a83f8f12058055531/>

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 2023

FOLIO NUMBER

30073(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

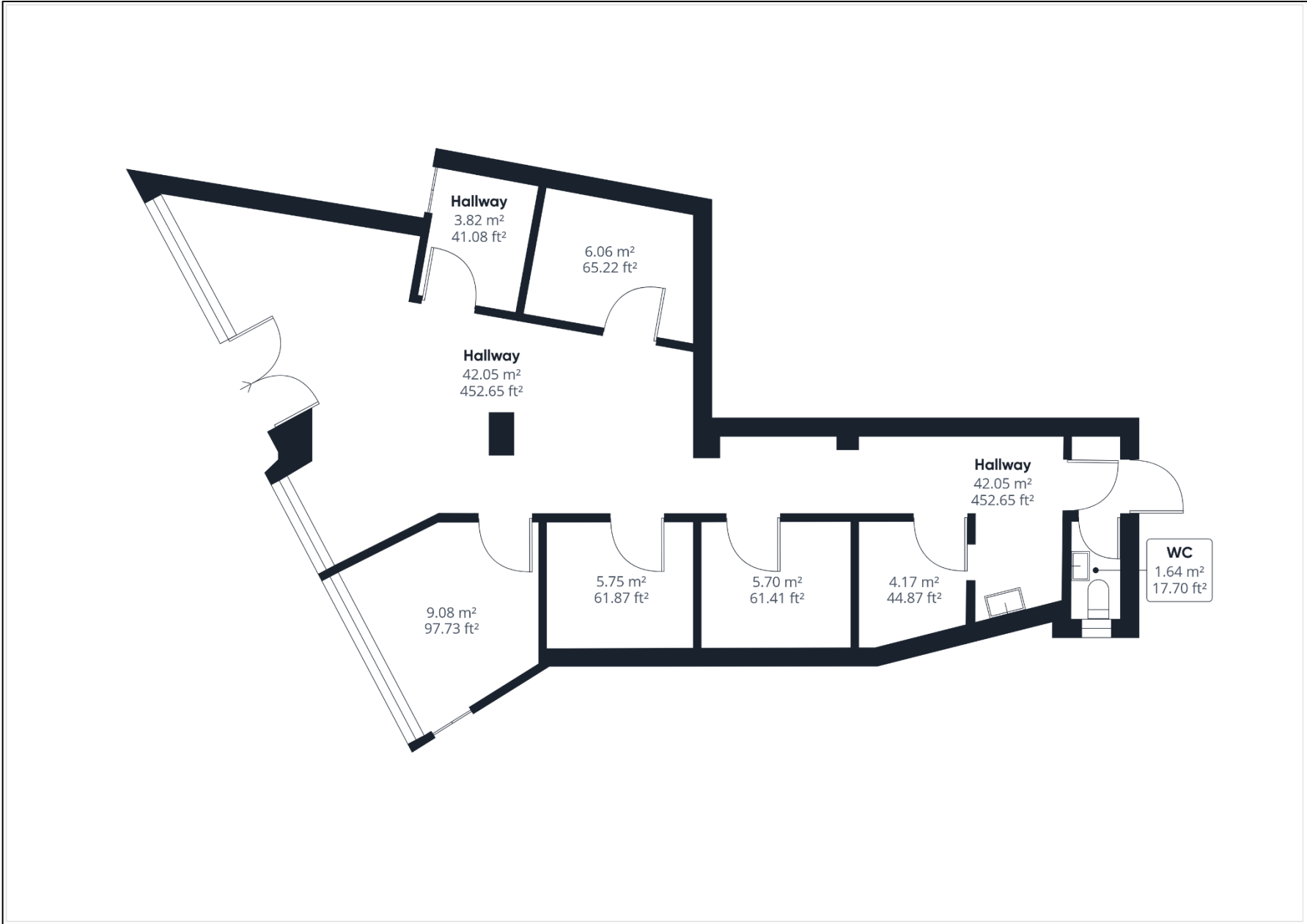
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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www.hsedwards.co.uk





EPSOM HIGH STREET

UPPER HIGH STREET

London
for
EW-L
A 24
A 2022
(A 217)

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THOMAS & SONS

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TO LET
COMMERCIAL
PROPERTY
EDWARDS
EDWARDS & KELSON

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