



REFURBISHED UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

**THE STUDIO, CANONS LANE, BURGH HEATH KT20 6DP
£18,000 PAX**

The Studio, Canons Lane, Burgh Heath,
Surrey, KT20 6DP

TO LET

Approx 1,222 sqft (113.57 sqm)

DESCRIPTION

Ground floor commercial unit recently refurbished and decorated throughout with new UPVC windows, kitchen & WC. The property benefits from 4 allocated parking spaces and is located just off the A217. Change of use from Sui Generis was granted for the purposes of Class E office use only and for no other purpose unless otherwise agreed in writing by the local authority.

Offices	1,222 sqft	113.57 sqm
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RENT

£18,000 per annum exclusive.

LEASE

New Lease, excluding the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

LOCATION

The property is well located on Canons Lane just off the A217 which is a major thoroughfare connecting London with Sutton, the M25 and Gatwick Airport. Local amenities are a short walk from the property including a 24-hour Little Waitrose, an off-licence, building and plumbers merchants and takeaway restaurants amongst others. Epsom, Banstead, Cheam and Sutton are all a short drive away with the M25 (Junction 8 at Reigate) less than 4 miles away. Kingswood Station provides regular national rail services to London

Bridge and London Victoria and is approximately 20 minutes walk away.

VIRTUAL TOUR

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

<https://tour.giraffe360.com/2378e4df1c7049cdba6e9cedfcf93083/>

EPC

D-76

RATES

Rateable value: £17,250 (information taken from Valuation Office website). Rates payable at 49.9p in the £ (2023/2024).

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

March 2024

FOLIO NUMBER

30078

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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