



COMMERCIAL UNIT TO LET

HS HUGGINS STUART
E EDWARDS

1 Tattenham Crescent, Epsom Downs, Surrey, KT18 5QG
£28,500 PAX

1 Tattenham Crescent, Epsom Downs,
Surrey, KT18 5QG

TO LET

Approx 1,238 sqft (115 sqm)

DESCRIPTION

Prominent Class E unit in a popular local parade within walking distance of the famous Epsom Racecourse. The property benefits from a wide frontage providing excellent display, a large ground floor sales area, a kitchen area W.C. and a rear office/ storage area. There is also an external garage unit to the rear. Most recently used as a pharmacy the property is suitable for a wide variety of uses under Class E.

Sales Area	1,065 sqft	98.92 sqm
Ancillary	173 sqft	16.08 sqm
TOTAL	1,238 sqft	115 sqm

RENT

£28,500 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 situated on the South side of Tattenham Crescent close to the junction with Tattenham Corner Road. Tattenham Crescent provides a good variety of occupiers including, a Co-operative supermarket, Paydens Pharmacy,

McColls newsagents, a bakery, a Veterinary practice and various Cafés and restaurants.

Tattenham Corner Rail station is directly opposite providing regular services to London Bridge and London Victoria. A local authority run car park opposite offers 3 hours free parking. Epsom Town centre is only 2 miles away and the M25 can be accessed via Junction 8 at Reigate which is approximately 5 miles away.

RATES

Rateable value: £20,000 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2021/22).

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

September 2021

FOLIO NUMBER

30079

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk