



GROUND FLOOR COMMERCIAL UNIT

HS HUGGINS STUART
E EDWARDS

UNIT 1, 22-26 UPPER HIGH STREET, EPSOM, KT17 4QJ
£24,000 PAX

Unit 1, 22-26 Upper High Street,
Epsom, Surrey, KT17 4QJ

TO LET

Approx 1,402 sqft (130.25 sqm)

DESCRIPTION

Self-contained ground floor unit in Epsom town centre providing ample accommodation with spotlights, kitchenette, WC and rear fire escape. The property would be suitable for a variety of occupiers including retail, office and many others within Class E use.

Ground Floor	1,402 sqft	130.25 sqm
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RENT

From £24,000 per annum exclusive plus Value Added Tax.

LEASE

New Lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

LOCATION

The property is located on the southern side of Upper High Street close to the Odeon Multiplex Cinema amongst a variety of other independent and national traders including Lidl, The Co-op and Domino's Pizza. Upper High Street offers free on street parking for a period of 20 minutes. Epsom Station is within walking distance providing regular services to London and the

M25 Junction 9 (Leatherhead) is approximately 15 minutes' drive away.

BUSINESS RATES

Rateable value: £24,250. Rates payable at 49.9p in the £ (2023/24).

EPC

Energy rating B-47.

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
10 West Street, Epsom, KT18 7RG
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DATE

July 2023

FOLIO NUMBER

30118(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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