



GROUND FLOOR & BASEMENT TO LET

**HS HUGGINS STUART
EDWARDS**

**4-6 HIGH STREET, EPSOM, SURREY, KT19 8AD
£35,000 PER ANNUM EXCLUSIVE**

4-6 High Street, Epsom
Surrey, KT19 8AD

TO LET

Approx 1,751 sqft (162.67 sqm)

DESCRIPTION

Rare opportunity to acquire a large ground floor commercial unit with basement storage prominently positioned on Epsom High Street. The property benefits from a large glazed frontage, WC's, rear loading access and an allocated parking space. The property would be suitable for a variety of occupiers including retail, office and many others within Class E use.

Retail	1,018 sqft	94.57 sqm
Lower office	149 sqft	13.84 sqm
Kitchenette	37 sqft	3.44 sqm
Basement	547 sqft	50.82 sqm
TOTAL	1,751 sqft	162.67 sqm

RENT

£35,000 per annum exclusive.

LEASE

New lease, terms to be agreed.

LOCATION

The property is very prominently located at a major road junction in the town centre which connects High Street, East Street, Upper High Street & Church Street. A popular commuter town Epsom is ideally positioned for access to the national motorway network via the M25 (Junction 9 at

Leatherhead), whilst the town also benefits from a regular rail service to both London Waterloo and London Victoria (approx. 35 minute journey).

RATES

Rateable value: £37,250. Non-domestic uniform rates payable at 49.9p in the £ (2022/23).

AMENITIES

Air-conditioning, glazed partitioned offices, glazed frontage, LED Lighting, Kitchenette, Disabled WC, allocated parking, rear loading.

EPC

Energy rating D-80.

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

April 2022

FOLIO NUMBER

30119(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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