



COMMERCIAL UNIT TO LET

72 High Street, Epsom, Surrey, KT19 8BA

TO LET

Approx 1,492 sqft (138.61 sqm)

DESCRIPTION

Well-presented newly refurbished commercial unit in the heart of Epsom town centre within a historic Grade II listed building, providing a unique charm. The property benefits from suspended ceilings, LED Lighting, a kitchenette, WC, basement, rear access with secure roller shutter and two allocated car parking spaces.

GF Retail	598 sqft	55.55 sqm
GF Ancillary	216 sqft	20.07 sqm
Basement	678 sqft	62.99 sqm
TOTAL	1,492 sqft	138.61 sqm

RENT

£44,000 per annum exclusive.

LEASE

New FRI lease on terms to be agreed.

LOCATION

Situated on Epsom High Street in a prime position directly opposite the Ashley Centre entrance. Nearby occupiers include Starbucks, Pret A Manger, Toni & Guy, Wilkos and NatWest bank. Epsom is ideally positioned for access to the M25 via Junction 9 Leatherhead (Approx 4 miles away) and benefits from a regular rail service to both London Waterloo and London Victoria (approx. 35 minute journey).

PERMITTED USES

Class E excluding Class E (d) indoor sport, recreation or fitness.

BUSINESS RATES

Rateable value: £38,750. Rates payable at 49.9p in the £ (2023/24).

EPC

B-35.

LEGAL COSTS

Each party to bear their own legal costs.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/d662818226094a81a38fffe411fc1806/>

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Debbie Gale

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DATE

June 2023

FOLIO NUMBER

30158(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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