



COMMERCIAL PROPERTY TO LET

**HS** HUGGINS STUART  
**E** EDWARDS

48 HIGH STREET, EWELL VILLAGE, SURREY, KT17 1RW  
£21,000 PER ANNUM EXCLUSIVE



48 High Street, Ewell Village, Surrey,  
KT17 1RW

## TO LET

Approx 806 sq ft (74.89 sqm)

### DESCRIPTION

Opportunity to occupy a ground floor commercial unit with two allocated parking spaces in the heart of Ewell Village. The property is prominently positioned on the high street benefitting from a wide frontage providing good display and a large open plan retail/office area. Further partitioned offices, a WC and a kitchen are located to the rear with direct access to the parking area. The property would suit a variety of occupiers under Class E.

Retail/Offices	761 sqft	70.73 sqm
Kitchen	45 sqft	4.16 sqm
TOTAL	806 sqft	74.89 sqm

### RENT

£21,000 per annum exclusive.

### LEASE

New lease available, terms to be agreed.

### LOCATION

Located in the heart of Ewell Village close to Costa Coffee and a variety of shops, restaurants and other businesses. Nearby occupiers include Sainsbury's Local and The Cooperative. Both Ewell West and Ewell East Stations are less than 10 minutes' walk away providing regular services to both London Waterloo and London Victoria. The A3 is

approximately 5 minutes' drive away providing access to Central London and the M25 at Junction 10 (Cobham).

### BUSINESS RATES

Rateable value: £15,750. Rates payable at 49.9p in the £ (2023/24).

### LEGAL COSTS

Each party to bear their own legal costs.

### EPC

Energy rating C-70.

### VIRTUAL TOUR

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

<https://tour.giraffe360.com/8774aad055c440b2b1808f6ee/dc8c254/>

### 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](mailto:epsom@hsedwards.co.uk)

### DATE

June 2023

### FOLIO NUMBER

30175(CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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**[www.hsedwards.co.uk](http://www.hsedwards.co.uk)**



**Hallway**  
1.74 m<sup>2</sup>  
18.73 ft<sup>2</sup>

4.03 m<sup>2</sup>  
43.41 ft<sup>2</sup>

53.12 m<sup>2</sup>  
571.82 ft<sup>2</sup>

9.21 m<sup>2</sup>  
99.14 ft<sup>2</sup>

6.87 m<sup>2</sup>  
73.92 ft<sup>2</sup>

**Approximate total area<sup>(1)</sup>**

76.06 m<sup>2</sup>  
818.74 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**