



CLASS E UNIT TO LET

7 The Parade, Claygate,
Surrey, KT10 0PD

TO LET

Approx 202 sqft (18.76 sqm)

DESCRIPTION

Opportunity to acquire a unique retail premises in Claygate's prime shopping parade. The property is well presented and benefits from a kitchenette, shared rear garden, external storage and shared external WC. There is ample free on-street customer parking available in the immediate vicinity of the property. The property is suitable for a variety of occupiers under Class E Use.

Retail	172 sqft	15.98 sqm
Kitchenette	30 sqft	2.78 sqm
Total	202 sqft	18.76 sqm
External Storage	77 sqft	7.15 sqm

RENT

£9,500 per annum exclusive

LEASE

New lease terms to be agreed.

LOCATION

Claygate is an affluent suburban village situated near to Esher and within easy access of the A3. The shop is well positioned on The Parade which offers an

excellent mix of retailers and café operators in close proximity to Claygate train station which provides a regular direct service to London Waterloo.

RATES

Rateable value: £6,500. Rates payable at 49.9p in the £ (2023/24).

Rate relief of 100% may be available to prospective occupiers. Applicants are responsible for confirming their eligibility with the local authority.

EPC

Energy rating C - 65.

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

August 2023

FOLIO NUMBER

30197(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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