



CLASS E UNIT TO LET

HS HUGGINS STUART
EDWARDS

89 The Street Fetcham Surrey KT22 9RD
£10,000 PER ANNUM EXCLUSIVE

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TO LET

Approx 291 sqft (27.03 sqm)

DESCRIPTION

Opportunity to acquire ground floor premises, in a popular parade in the centre of Fetcham Village. The property is suitable for a variety of uses under Class E consent, benefitting from a rear office, kitchenette and WC, and free customer parking outside the front of the premises.

Shop	214 sqft	19.88 sqm
Office	54 sqft	5.02 sqm
Kitchen	23 sqft	2.13 sqm
TOTAL	291 sqft	27.03 sqm

RENT

£10,000 per annum exclusive.

LEASE

New lease available, terms to be agreed.

LOCATION

Located on The Street in Fetcham village, the parade is occupied by a variety of retailers and independent traders and benefits from free parking in front of the units. The property is well located with access to the A3 at Cobham, the M25 Junction 9 at Leatherhead and Leatherhead mainline rail station which provides regular services to London Waterloo.

RATES

Rateable value: £6,700 at 49.9p in the £ (2023/24).

100% small business rate relief may be available. Applicants are responsible for confirming their eligibility with the local authority.

EPC

Energy rating C- 60.

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

November 2023

FOLIO NUMBER

30217(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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