



CLASS E BUILDING TO LET

HS HUGGINS STUART
E EDWARDS

Sussex House, 2-4 Upper Fairfield Road, Leatherhead,
KT22 7HH
£37,000 PER ANNUM EXCLUSIVE

Sussex House, 2-4 Upper Fairfield Road,
Leatherhead, KT22 7HH

TO LET

Approx 1,538 sqft (142.85 sqm)

DESCRIPTION

Rare opportunity to occupy a well presented, detached, air-conditioned commercial building close to the centre of Leatherhead with ample private parking at the rear. The property has most recently been used as a dental surgery but can be offered open plan suitable for a variety of uses under Class E.

Ground Floor	835 sqft	77.59 sqm
1 st Floor	702 sqft	65.26 sqm
TOTAL	1,538 sqft	142.85 sqm

RENT

£37,000 per annum exclusive. VAT is not applicable.

LEASE

New full repairing and insuring lease for a term to be agreed. Lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

LOCATION

The property is situated in a prominent position at the top of Upper Fairfield Road a short distance from the Swan Shopping centre, North Street and the High Street which are approximately 2 minutes walk away. The Swan Centre and the nearby Bull Hill are set to undergo significant redevelopment as part of the "Transform Leatherhead

"project bringing a mix of commercial and residential schemes together to improve the town. Upper Fairfield Road itself benefits from ample off-street parking and the property is less than 5 minutes drive from Junction 9 of the M25. Leatherhead Station is only 7 minutes walk away providing regular services to London Terminals.

RATES

Rateable value: £33,000. Rates payable at 49.9p in the £ (2023/24)

EPC

C-62 (Expired) New EPC in the course of preparation.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/e29dfac728fd4b969d87c8c4442d35c7/>

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
T: 01372 740555
E: epsom@hsedwards.co.uk

DATE

December 2023

FOLIO NUMBER

30221

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

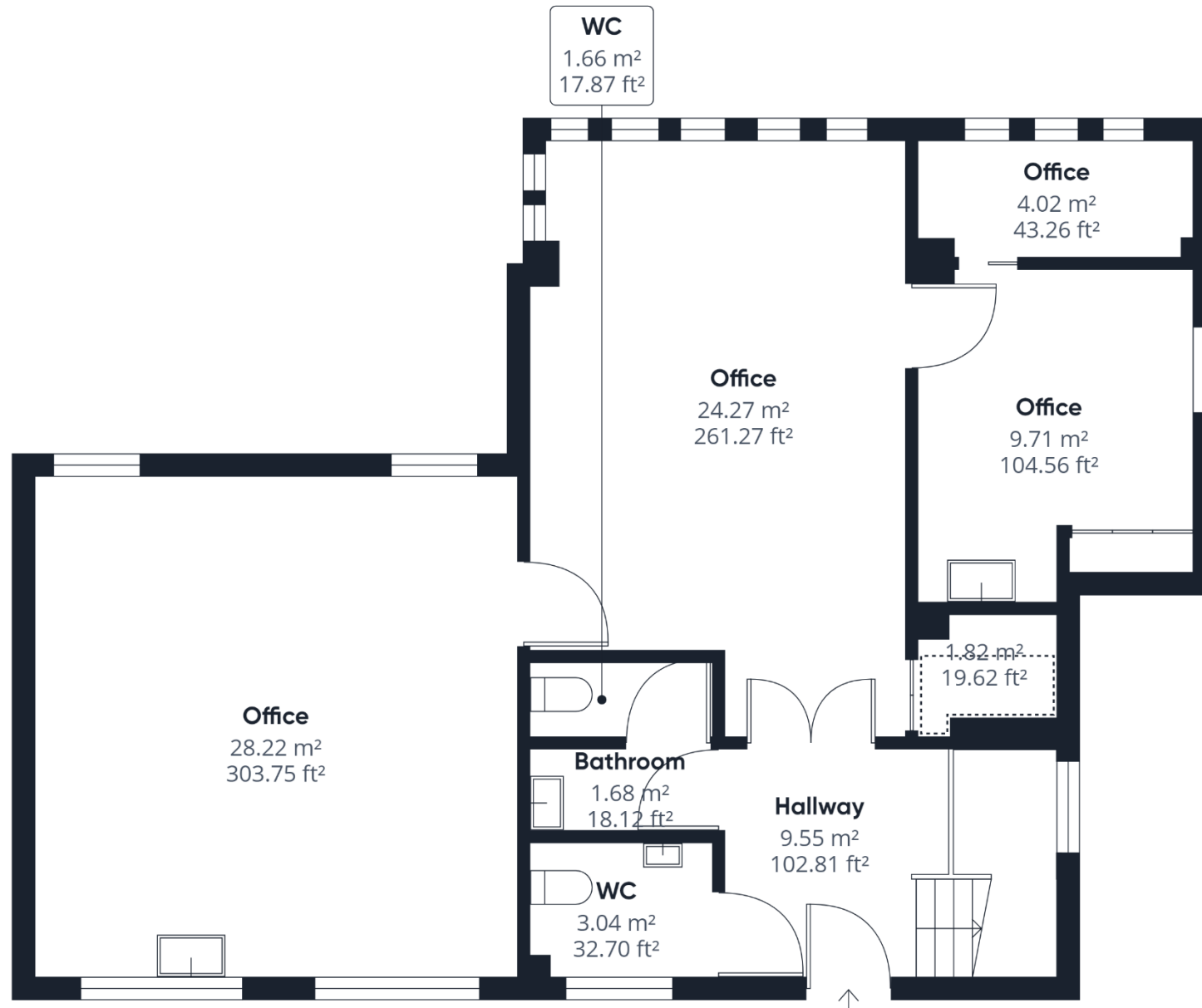
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

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www.hsedwards.co.uk



Ground Floor- Existing

Approximate total area⁽¹⁾

84.65 m²
911.17 ft²

Reduced headroom

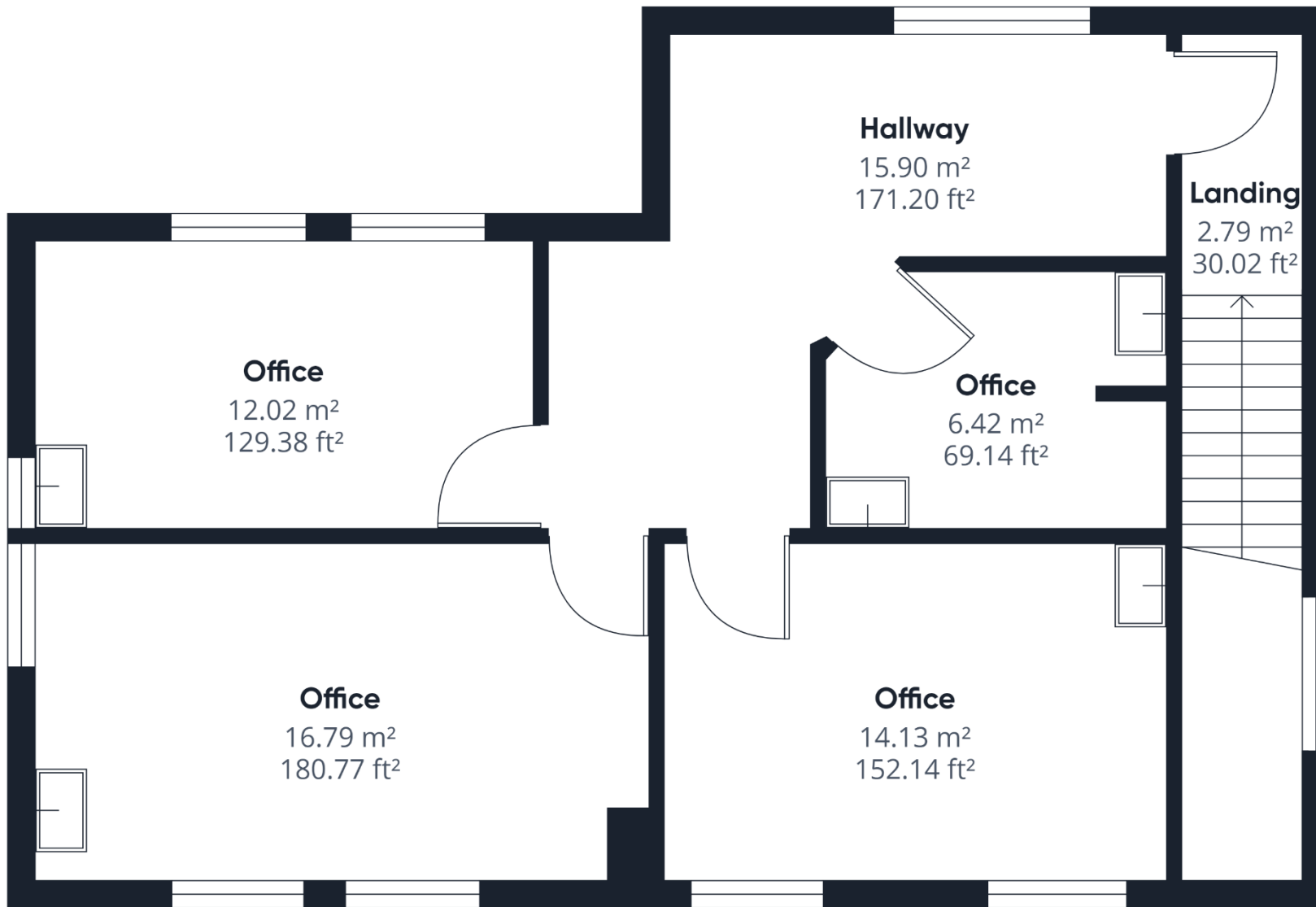
1.12 m²
12.08 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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1st Floor- Existing

Approximate total area⁽¹⁾

68.07 m²
732.65 ft²

(1) Excluding balconies and terraces

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