



CLASS E UNIT TO LET

**Unit 6 Horton Retail Centre, Epsom,
Surrey, KT19 8HJ
OPPOSITE TESCO EXPRESS**

TO LET

Approx 1,262 sqft (117.24 sqm)

DESCRIPTION

Ground floor commercial premises in the popular Horton Retail Centre which provides a variety of local amenities and ample customer car parking. The property itself benefits from a large glazed frontage, WC & shower facilities, rear access and one allocated parking space. The property would be suitable for a number of occupier types including retail, office, and many others under Class E use.

| | | |
|------------|------------|------------|
| Sales Area | 1,194 sqft | 110.92 sqm |
| Kitchen | 68 sqft | 6.32 sqm |
| TOTAL | 1,262 sqft | 117.24 sqm |

RENT

£29,500 per annum exclusive, plus VAT.

LEASE

New lease available, terms to be agreed.

LOCATION

Horton Retail Centre is prominently situated on Horton Lane at the junction of Chantilly Way and forms part of the remaining Epsom Hospital Cluster sites servicing

multiple housing estates. Horton Lane is a principle through route for the traffic travelling between Epsom, Chessington the A3 and the M25. Other nearby occupiers include Tesco Express, Coughlans Bakery and Horton Pharmacy.

RATES

Rateable value: £22,250 at 49.9p in the £ (2023/24).

EPC

D - 95.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sub agents Huggins Stuart Edwards.

CONTACT

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DATE

January 2024

FOLIO NUMBER

30226(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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