



CLASS E UNIT TO LET

HS HUGGINS STUART
EDWARDS

3 The Quadrant, Epsom, Surrey, KT17 4RH
£20,000 PAX

3 The Quadrant Epsom Surrey KT17 4RH TO LET

Approx 684 sqft (63.54 sqm)

DESCRIPTION

Opportunity to occupy a self-contained ground floor retail unit in a prominent position within Epsom Town centre. The property benefits from a good-sized retail area, air-conditioning, LED lighting, kitchen & WC. The property would suit a variety of occupiers under Class E use.

Retail	577 sqft	53.57 sqm
Ancillary	87 sqft	8.12 sqm
WC	20 sqft	1.85 sqm
TOTAL	684 sqft	63.54 sqm

RENT

£20,000 per annum exclusive.

LEASE

New lease, terms to be agreed.

LOCATION

Ideally positioned in the parade known as The Quadrant, which is situated at the junction with Upper High Street, Church Street and the High Street. The property is highly visible and well located for all the town centre amenities. Ample public parking is available nearby at the Town Hall & Depot Road. Epsom Station is only 6 minutes walk away, providing

regular rail service to both London Waterloo and London Victoria (approx. 35 minute journey).

RATES

Rateable value: £9,800. Rates payable at 49.9p in the £ (2023/24).

EPC

D-78

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Debbie Gale
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DATE

January 2024

FOLIO NUMBER

30228

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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