



CLASS E UNIT TO LET

HS HUGGINS STUART
EDWARDS

UNIT 4, 22-26 UPPER HIGH STREET, EPSOM, KT17 4QJ
£17,500 PAX

**Unit 4, 22-26 Upper High Street, Epsom,
Surrey, KT17 4QJ**

TO LET

Approx 778 sqft (72.27 sqm)

DESCRIPTION

Modern retail unit with glazed return frontage and forecourt seating area. The property has most recently been used as a sandwich bar/café benefitting from a kitchen, rear access and WC. The property is suitable for a variety of occupiers under Class E use.

Retail	697 sqft	64.75 sqm
Rear kitchen	87 sqft	7.52 sqm
TOTAL	778 sqft	72.27 sqm

RENT

£17,500 per annum exclusive plus Value Added Tax.

LEASE

New lease, terms to be agreed.

LOCATION

The property is located on the southern side of Upper High Street close to the Odeon Multiplex Cinema amongst a variety of other independent and national traders including Lidl, The Co-op and Domino's Pizza. Upper High Street offers free on street parking for a period of 20 minutes. Epsom Station is within walking

distance providing regular services to London and the M25 Junction 9 (Leatherhead) is approximately 15 minutes' drive away.

RATES

Rateable value: £14,500. Rates payable at 49.9p in the £ (2023/24).

EPC

E – 117.

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

30229

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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