



CLASS E UNIT TO LET

**36 Coombe Road, Norbiton, Surrey, KT2
7AG**

TO LET

Approx 1,319 sqft (122.58 sqm)

DESCRIPTION

Prominent corner retail/Class E unit to let in the popular Kingston suburb of Norbiton. The property comprises a ground floor corner retail unit benefitting from return frontage, a forecourt area, good sized sales area, a single storey glazed side extension with separate access providing additional sales/ ancillary space, rear storage, kitchenette, WC and 3 garages to the rear.

Retail/Sales	559 sqft	51.94 sqm
Side Extension	242 sqft	22.45 sqm
Ancillary	154 sqft	14.39 sqm
Garages (Total)	364 sqft	33.8 sqm
TOTAL	1,319 sqft	122.58 sqm

RENT

£20,000 per annum exclusive

LEASE

New Full Repairing and Insuring lease for a term to be agreed.

LOCATION

The property is situated on Coombe Road at the junction with Chesham Road. Local amenities include a variety of independent retailers, café's and restaurants. Nearby notable occupiers include Lidl, Majestic & Asda.

The property is well located for public Transport with Norbiton Station and local bus stops being less than 5 minutes walk away. Kingston Town Centre is less than 15 minutes walk away.

USE

Class E- Commercial Business & Service.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/103507305dfa4e3c9ed0c835bd/b2a357/>

EPC

C-58

RATES

Rateable value: £13,500. Rates payable at 49.9p in the £ (2025/26).

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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E: epsom@hsedwards.co.uk

DATE

June 2025

FOLIO NUMBER

30310

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

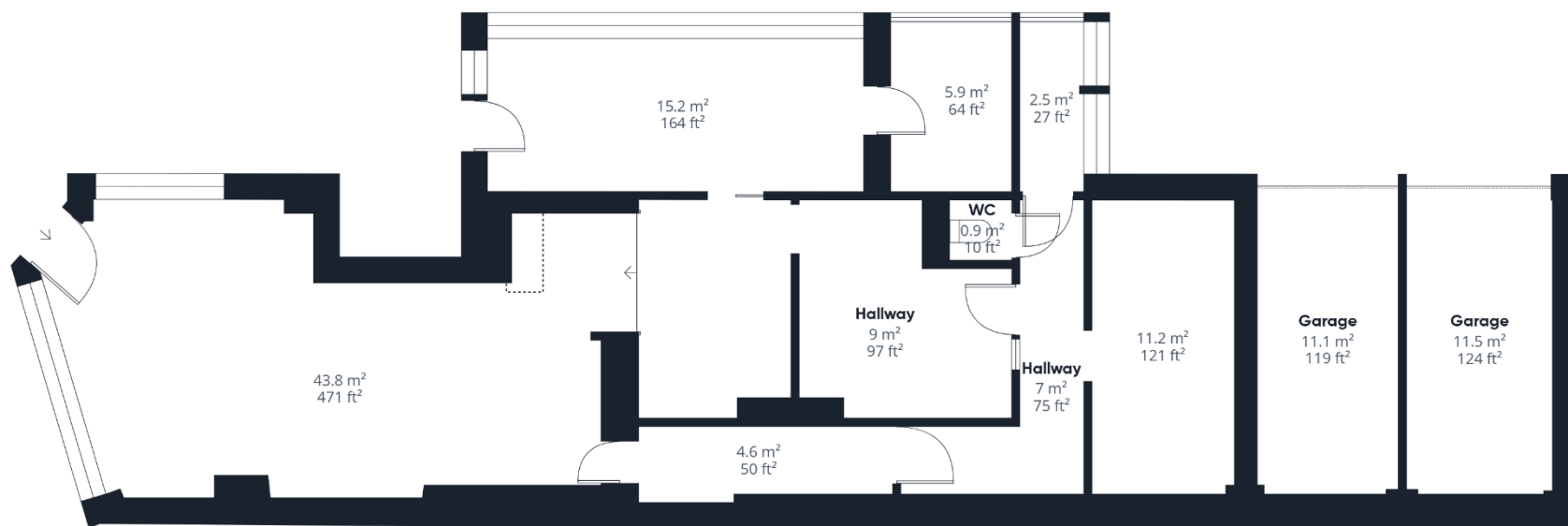
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www.hsedwards.co.uk





Approximate total area⁽¹⁾

122.7 m²

1322 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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