



CLASS E UNIT TO LET

31 South Street, Epsom, Surrey, KT18 7PJ TO LET

Approx 530 sqft (49.23 sqm)

DESCRIPTION

Opportunity to occupy a well-presented retail unit in Epsom Town Centre. The property is situated in a prominent position on South Street comprising a good sized sales area, rear ancillary and W.C. The property is currently being used as a café/delicatessen and would suit a variety of occupiers under Class E.

Retail	509 sqft	47.28 sqm
Ancillary	21 sqft	1.95 sqm
TOTAL	530 sqft	49.23 sqm

RENT

£17,500 per annum exclusive

LEASE

New Lease available from 19th December 2025 or earlier by arrangement. Terms to be agreed.

LOCATION

The property is well located in South Street close to the junction with Epsom High Street. The property is situated amongst a variety of occupiers including Pizza Express and Epsom Playhouse. Epsom is located approximately 17 miles South West of Central London, ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead).

Epsom mainline rail station is close by providing regular rail services to both London Waterloo and London Victoria.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/dbf85e56ac494ea7b6525bbbe64e3f44/>

RATES

Rateable value: £12,750. Rates payable at 49.9p in the £ (2025/26) ***Note Small Business Rates Relief may be available. Occupiers to satisfy themselves as to eligibility.***

EPC – B-38

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
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DATE	FOLIO NUMBER
July 2025	30311

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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