



FREEHOLD INVESTMENT FOR SALE

131 High Street, Epsom, Surrey, KT19 8EF FOR SALE

Approx 1,382 sqft (128.35 sqm)

DESCRIPTION

Rare opportunity to acquire a freehold property in a prime position within Epsom town centre. The property is available as a fully-let investment to a single occupier that has been trading from the premises since 2018. The property is Grade II Listed and comprises ground floor retail space with ancillary offices and storage over 1st and 2nd floors.

Ground Floor	496 sqft	46.04 sqm
1 st Floor	549 sqft	51.00 sqm
2 nd Floor	337 sqft	31.31 sqm
TOTAL	1,382 sqft	128.35 sqm

PRICE

£450,000 Freehold.

LEASE

10 year FRI lease from the 15th October 2018 let to For Eyes Services Limited. The lease has been granted with security of tenure and includes an upward only rent review to open market level in the 5th year, where time is not of the essence. This review remains outstanding.

RENTAL INCOME

£32,500 per annum exclusive.

LOCATION

The property is located on the south side of the pedestrianised area of Epsom High Street, immediately

adjacent to M&S. Other nearby occupiers include Lloyds Pharmacy, Gails Bakery, Boots and Café Nero. The Ashley Centre can be easily accessed via M&S, Boots, or one of the main pedestrian entrances nearby. Epsom mainline rail station, which is less than 5 minutes walk away, provides regular services to London Waterloo and London Victoria. The M25 Junction 9 (Leatherhead), is approximately 4 miles away.

RATES

Rateable value: £30,500. Rates payable at 49.9p in the £ (2025/26)

EPC

C-65

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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DATE

October 2025

FOLIO NUMBER

30316

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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