



**Street**  
**TOWN POSTCODE**  
**TO LET**

**Approx ##### sqft (#### sqm)**

**DESCRIPTION**

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Area 1	### sqft	### sqm
Area 2	### sqft	### sqm
Area 3	### sqft	### sqm
TOTAL	### sqft	### sqm

**RENT**

£### per annum exclusive

**LEASE**

Lease details

**LOCATION**

Epsom is located approximately 17 miles south west of Central London. It is ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead), whilst the town also benefits from a regular rail service to both London Waterloo and London Victoria (approx. 35 minute journey). The property is on the north side of Upper High Street.

**RATES**

Rateable value: £### (information taken from Valuation Office website).

Non-domestic uniform rates payable at ###p in the £ (2019/20).

**LEGAL COSTS**

Each party to bear their own legal costs.

**VIEWING**

Strictly by appointment via sole agents Huggins Stuart Edwards.

**CONTACT**

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10 West Street, Epsom, KT18 7RG  
T: 01372 740555  
E: epsom@hsedwards.co.uk

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T: 020 8688 8313  
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**DATE**

Date

**FOLIO NUMBER**

###(CL)

**SUBJECT TO CONTRACT**

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

10 WEST STREET  
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KT18 7RG  
**01372 740555**

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