

CLASS E UNIT TO LET



17 Manor Green Road, Epsom, Surrey, KT19  
8RA

## TO LET

Approx 627 sqft (58.26 sqm)

### DESCRIPTION

Opportunity to occupy a modern retail unit in a busy local parade within walking distance of Epsom town centre. The property benefits from a modern shop front providing excellent display, tiled flooring, LED Lighting, two cold-stores, WC, rear access and an external storage cupboard. The property would suit a variety of occupiers.

Sales Area	627 sqft	58.62 sqm
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### RENT

£16,500 per annum exclusive plus VAT.

### LEASE

New Lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part ii.

### LOCATION

The property is situated in a local parade of shops next to The Blenheim Public House in Manor Green Road close to the junction with Lower Court Road. Other occupiers include a Costcutters Supermarket, hair salon, nail salon and dentist. Epsom Station and Epsom town centre are approximately 10 minutes walk away.

### RATES

Rateable value: £12,500 Rates payable at 49.9p in the £ (2025/26). **Rateable value increasing to £14,500 from 1<sup>st</sup> April 2026 with rates payable reducing to 43p in the £. Those eligible for Small Business Rate Relief will receive a further 5% reduction on their rates bill.**

### EPC

B-45

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### NOTE

Mr N W Angus, a shareholder of Huggins Stuart Edwards, gives notice that he has an interest in the ownership of the property.

### CONTACT

Huggins Stuart Edwards - Epsom Office  
10 West Street, Epsom, KT18 7RG

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### DATE FOLIO NUMBER

January 2026 30334

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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