



GROUND FLOOR UNIT TO LET

**HS** HUGGINS STUART  
**E** EDWARDS

48 HIGH STREET, EWELL VILLAGE, SURREY, KT17 1RW  
£21,000 PER ANNUM EXCLUSIVE PLUS VAT

48 High Street, Ewell Village, Surrey,  
KT17 1RW

## TO LET

Approx 806 sq ft (74.89 sqm)

### DESCRIPTION

Opportunity to occupy a ground floor commercial unit with two allocated parking spaces in the heart of Ewell Village. The property is prominently positioned on the High Street benefitting from a wide frontage and comprises reception area, four partitioned rooms, kitchen, WC and side entrance to parking spaces. The property would suit a variety of occupiers under Class E.

Retail/Offices	761 sqft	70.70 sqm
Kitchen	45 sqft	4.18 sqm
TOTAL	806 sqft	74.88 sqm

### RENT

£21,000 per annum exclusive plus Value Added Tax.

### LEASE

New lease available, terms to be agreed.

### LOCATION

Located in the heart of Ewell Village close to Costa Coffee and a variety of shops, restaurants and other businesses. Nearby occupiers include Sainsbury's Local and The Cooperative. Both Ewell West and Ewell East Stations are less than 10 minutes' walk away providing regular services to both London Waterloo and London Victoria. The A3 is approximately 5 minutes' drive away providing access to Central London and the M25 at Junction 10 (Cobham).

### BUSINESS RATES

Rateable value £19,500 as from 1<sup>st</sup> April 2026, rates payable at 43.2p in the £. If you are eligible for retail, hospitality and leisure, relief a discounted multiplier of 38.2p in the £ may apply.

### LEGAL COSTS

Each party to bear their own legal costs.

### EPC

C-70.

### VIRTUAL TOUR

<https://tour.giraffe360.com/669bdc8ed1674c8eb9ac8b6508d202cd>

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards - Epsom Office  
Apex House, 10 West Street, Epsom, KT18 7RG  
T: 01372 740555  
E: [epsom@hsedwards.co.uk](mailto:epsom@hsedwards.co.uk)

### DATE

February 2026

### FOLIO NUMBER

30336(CL)

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

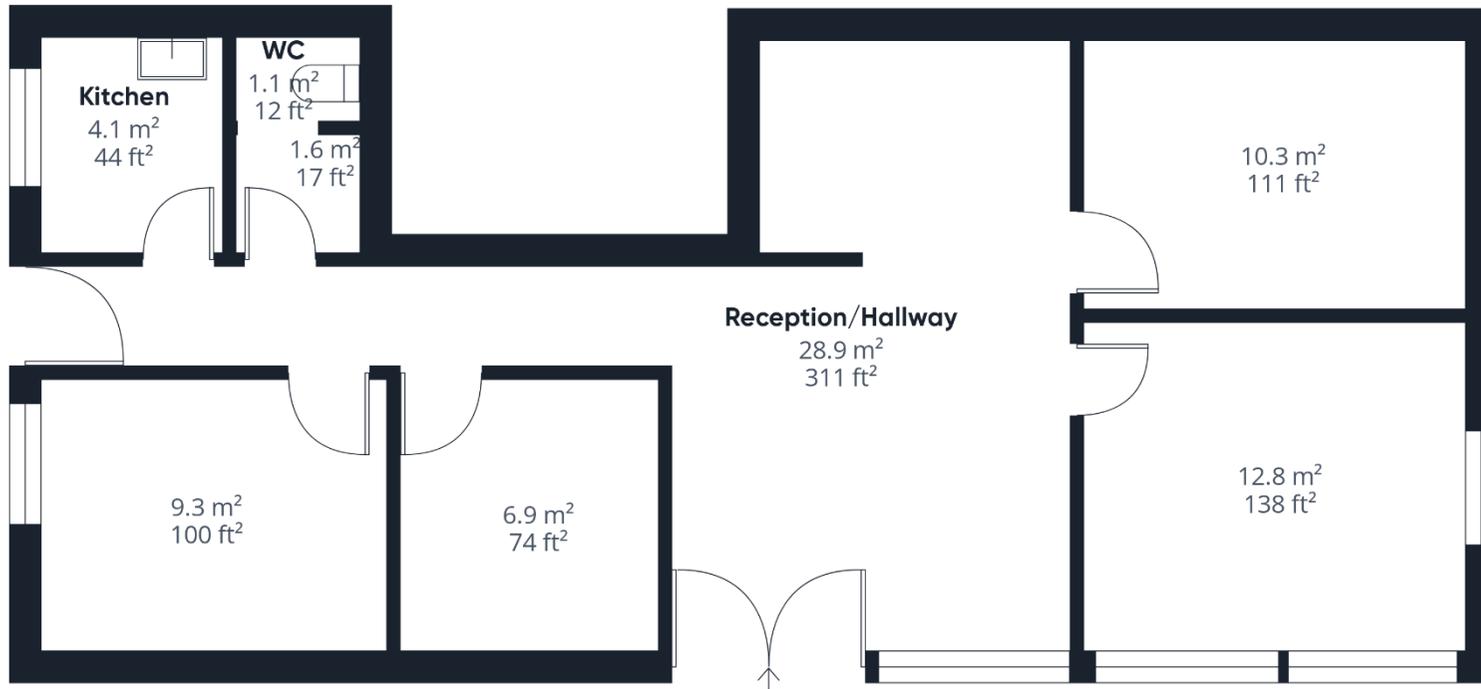
**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: 10 West Street, Epsom, Surrey, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

**[www.hsedwards.co.uk](http://www.hsedwards.co.uk)**



Approximate total area<sup>m</sup>  
75 m<sup>2</sup>  
807 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

