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CLASS E UNIT TO LET

HS HUGGINS STUART
E EDWARDS

27 UPPER HIGH STREET, EPSOM, SURREY, KT17 4QY
£16,500 PER ANNUM EXCLUSIVE

27 Upper High Street, Epsom, Surrey, KT17
4QY

TO LET

Approx 1,230 sqft (114.27 sqm)

DESCRIPTION

Well-presented ground floor retail premises and basement with utility room. The property currently trades as a beauty salon comprising retail/reception area plus three partitioned rooms all benefitting from air conditioning, hand wash basins and spot lighting. WCs located on the ground floor and basement.

Ground Floor	732 sqft	68.00 sqm
Basement	498 sqft	46.27 sqm
TOTAL	1,230 sqft	114.27 sqm

RENT

£16,500 per annum exclusive.

LEASE

New lease available. Terms to be agreed subject to a simultaneous surrender of the existing lease.

LOCATION

The property is located opposite the Odeon Multiplex Cinema amongst a variety of other independent and national traders including Lidl, The Co-operative and Domino's Pizza. Upper High Street offers free on street parking for a period of 20 minutes. Epsom is ideally positioned for access to the national motorway

network via the M25 (Junction 9 at Leatherhead) and benefits from a regular rail service to both London Waterloo and London Victoria (approx. 35 minutes journey).

RATES

Rateable value £15,000 as from 1st April 2026, rates payable at 43.2p in the £. If you are eligible for RHL (Retail Hospitality & Leisure) relief a discounted multiplier of 38.2p in the £ would apply.

EPC

B-46.

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

April 2026

FOLIO NUMBER

30348

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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