



CLASS E UNIT TO LET

5a The Parade, Tattenham Way, Burgh
Heath, Surrey, KT20 5NG

TO LET

Approx 225 sqft (20.90 sqm)

DESCRIPTION

The shop is currently trading as a barber and suitable for a variety of uses under Class E. Situated in a local parade with a mixture of occupiers and benefits from a small sales area plus separate kitchenette, WC and understairs cupboard.

Retail	153 sqft	14.21 sqm
Kitchen	72 sqft	6.69 sqm
TOTAL	225 sqft	20.90 sqm

RENT

£650 per calendar month exclusive.

LEASE

A new 7 year lease available with Tenant and Landlord break option at expiry of the 3rd year on 6 months prior written notice.

LOCATION

Situated in a prominent position on the busy thoroughfare of Tattenham Way, close to the Junction with Reigate Road and the Asda Superstore. The Parade benefits from free on-street customer parking for up to one hour and all day street parking close by.

RATES

Rateable value: £3,650. * Please note 100% Small Business Rate Relief will apply for businesses who are eligible and only occupy one property. *

EPC

C-75.

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
T: 01372 740555
E: epsom@hsedwards.co.uk

DATE

July 2026

FOLIO NUMBER

30367(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

