

2B Station Approach, Epsom, Surrey, KT19
8EU

TO LET

Approx 1,605 sqft (149.10 sqm)

DESCRIPTION

Rare opportunity to occupy modern ground floor commercial premises adjacent to Epsom Station. The property has most recently been used as a coffee shop but would suit a variety of occupiers including retail, financial & professional services and restaurants. The property benefits from a large open plan layout with level access, glazed frontage, Accessible WC, & rear access via a shared service corridor.

Width (Initial)	20ft 10in	6.36 m
Depth	63ft 11in	19.47 m
Gross Internal Area	1,605 sqft	149.10 sqm

RENT

£45,000 per annum exclusive.

LEASE

New effective full repairing & insuring lease on terms to be agreed.

LOCATION

The property is ideally situated on Station Approach in close proximity to the main entrance to Epsom Station which provides regular services to London Terminals (35 minutes approx.) and had 3.34 million passengers pass through the station entrance between April 2024 & March 2025, (approximately 9,157 per day) so the location benefits from

significant foot traffic. The property is a short walk from the High Street & town centre amenities.

RATES

Rateable value: £35,500. Rates payable at 43.2p in the £ for non RHL occupiers or 38.2p in the £ for RHL Occupiers (2026/27)

EPC

B-27 (Expires 2036).

LEGAL COSTS

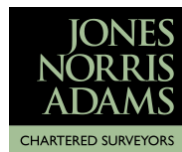
Each party to bear their own legal costs.

VIEWING

Strictly by appointment via joint sole agents Huggins Stuart Edwards.

CONTACT

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DATE

October 2026

FOLIO NUMBER

30381

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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