

CLASS E UNIT TO LET

HUGGINS STUART EDWARDS

436 Limpsfield Road, Warlingham, CR6 9LG

£30,000 Per Annum Exclusive

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TO LET

Approx 1,163 sqft sqft (108.04 sqm)

DESCRIPTION
Opportunity to occupy a well presented, double fronted retail unit in the heart of Warlingham Village. The property benefits from a large open plan retail area to the front of the property with private treatment rooms/ offices, WCs and decked outdoor area to the rear.

Retail Sales	695 sqft	64.53 sqm
Treatment Rooms/ Offices	281 sqft	26.09 sqm
Ancillary	187 sqft	17.42 sqm
TOTAL	**1,163 sqft**	**108.04 sqm**
Outdoor Area	482 sqft	44.79 sqm

RENT
£30,000 per annum exclusive

LEASE
New Lease. Terms to be agreed.

USE
Class E

LOCATION
The property is located in the heart of Warlingham, a short distance from the village green close to the junction with Chapel Road. Warlingham boasts a variety of retailers and other businesses. Notable occupiers, amongst others, include Tesco Express, Kamsons Pharmacy, CVS Veterinary Practice and Janes Bakery. The Horse Shoe pub & village hall are located opposite the property. The M25 (Junction 6) is less than 10 minutes drive away. Upper Warlingham station is just over 1 mile away.

RATES
Rateable value: £19,500. Rates payable at 38.2p in the £ (2026/27) for RHL occupiers or 43.2p in the £ for non-RHL occupiers.

EPC
C-52 (Valid until July 2028)

LEGAL COSTS
Each party to bear their own legal costs.

VIEWING
Strictly by appointment via Joint sole agents Huggins Stuart Edwards & White & Sons.

CONTACT
Huggins Stuart Edwards – Croydon Office
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info@whiteandsons.co.uk

DATE Nov 2026
FOLIO NUMBER 30390

SUBJECT TO CONTRACT
Important: See Disclaimer Notice to the Right.

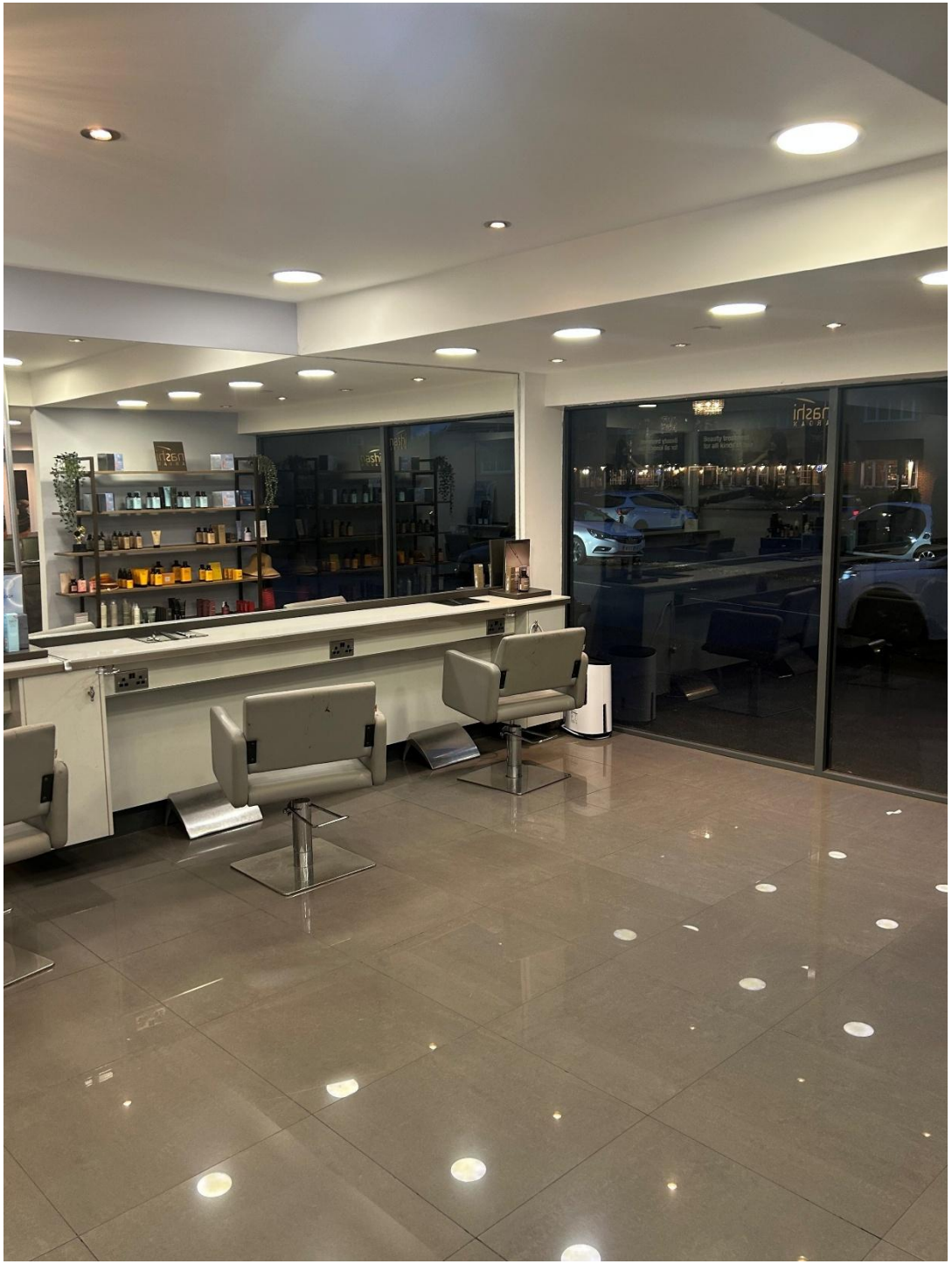
HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS

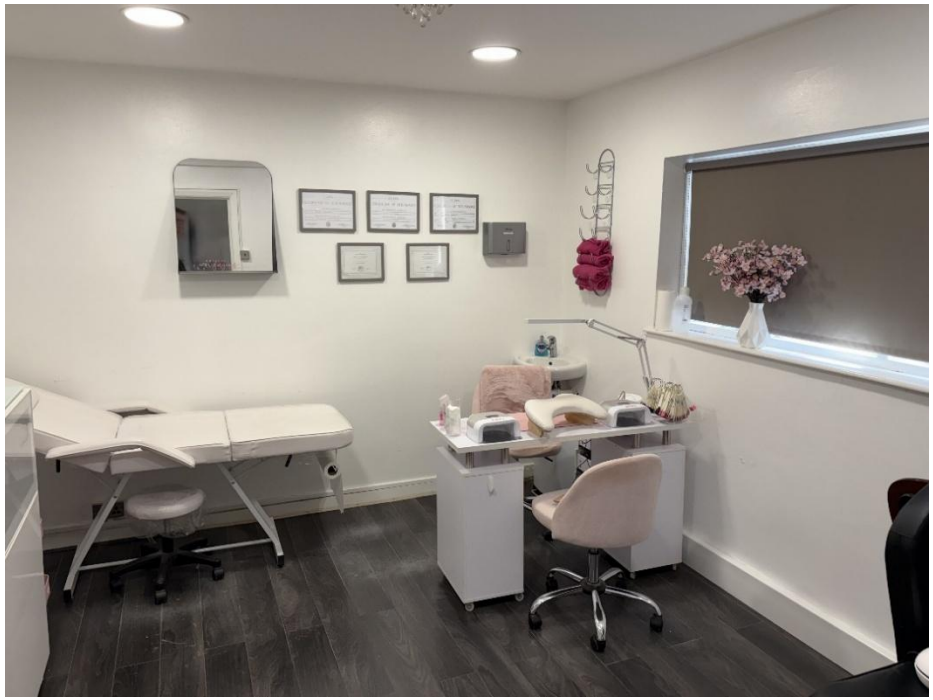
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10 WEST STREET
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Beauty treatment
for all kinds of hair


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