

CLASS E UNIT TO LET

HUGGINS STUART EDWARDS

30 High Street, Ewell, Surrey, KT17 1RW

£16,750 Per Annum Exclusive

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TO LET

Approx 359 sqft (33.34 sqm)

DESCRIPTION

Opportunity to occupy a well-presented lock-up retail/class E unit with glazed frontage, air-conditioning & WC. The property is situated in a prominent position on the High Street in Ewell Village and has an excellent EPC rating of A. The unit has an open plan sales area which would suit a variety of occupiers under Class E.

Retail Sales	359 sqft	33.34 sqm

RENT

£16,750 per annum exclusive

LEASE

New 7 year lease. Terms to be agreed.

LOCATION

The property is located in a prominent position on the West Side of the High Street, at the junction with Church Street. Ewell Village benefits from a variety of shops, restaurants and other businesses. Nearby occupiers include, amongst others, Costa Coffee, an NHS Pharmacy, 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).

RATES

Rateable value: £11,500. Rates payable at 38.2p in the £ for RHL occupiers and 43.2p in the £ for non-RHL occupiers. (2026/27).

100% Small business rate relief may be available. Occupiers to satisfy themselves as to their eligibility

EPC

A-23

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
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DATE

November 2026

FOLIO NUMBER

30391

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.

HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS

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Development
Kitchen

