



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

Land at Fairview Road
Epsom
Surrey
KT17 1JD

TO LET

Approx 6,360 sqft (590.9 sqm)

Opportunity to occupy land suitable for storage on a short term basis close to Epsom town centre. The site is undeveloped, gated and fenced and benefits from access directly onto Fairview Road.

RENT £12,000 per annum exclusive.

LEASE New lease outside the Landlord & Tenant Act 1954 Part II, for a term to be agreed.



www.hugginsedwards.co.uk

LOCATION

The property is located on the West side of Fairview Road, close to the junction with East Street and Windmill Lane. East Street forms part of the A24, an arterial route stretching from South West London, through Surrey and into West Sussex. The A3 is accessible at Tolworth, approximately 3.5 miles away and the M25 at Junction 9 Leatherhead is approximately 4.5 miles away. Epsom Town Centre is a short walking distance away and a Sainsbury's Superstore is situated adjacent to the site.

RATES

Rateable value: £5,000 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT

Epsom Commercial Property Department
Apex House, 10 West Street, Epsom, Surrey KT18 7RG
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DATE

April 2019

FOLIO NUMBER

19854CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS**

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11-15 HIGH STREET
BOOKHAM
SURREY KT23 4AA
T: 01372 457011

3 BRIDGE STREET
LEATHERHEAD
SURREY KT22 8BL
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1 GROVE ROAD
SUTTON
SM1 1BB
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