



SELF-CONTAINED BUILDING TO LET

HS HUGGINS STUART
EDWARDS

9 WEST STREET, EPSOM, SURREY, KT18 7RL
£60,000 PAX

9 West Street, Epsom, Surrey, KT18 7RL

TO LET

Approx 3,071 sqft (285.35 sqm)
with parking

Flexible B1/D1 use, potential for alternative uses subject to necessary consents being obtained.

DESCRIPTION

An attractive Grade II listed Georgian building arranged over ground first and second floors with a single storey extension at the ground floor rear benefitting from good natural light. The property also includes a gated rear parking area accessed via South Street capable of accommodating approximately 5 cars.

Ground Floor	1,992 sqft	185.06 sqm
First Floor	491 sqft	45.66 sqm
Second Floor	588 sqft	54.63 sqm
TOTAL	3,071 sqft	285.35 sqm

RENT

£60,000 per annum exclusive.

LEASE

New Lease, terms to be agreed.

LOCATION

Prominently located in West Street, an extension of the High Street, in Epsom Town Centre. The property is conveniently placed close to The Ashley Centre and High Street shops as well as Epsom mainline rail station, which is approximately 3 minutes' walk away. The M25 can be accessed at Junction 9 in Leatherhead, approximately 4 miles away.

PLANNING

Change of use from Sui Generis use (Hair and Beauty Salon) to a flexible use including Classes B1 (Offices) and D1 (non-residential institution) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Planning Ref. No: 19/00416/COU. Granted 10 June 2019.

RATES

Rateable value: £42,000 (information taken from the Valuation Office website).
Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

The Government announced business rates will not be applicable 2020/21 due to the coronavirus pandemic.

LEGAL COSTS

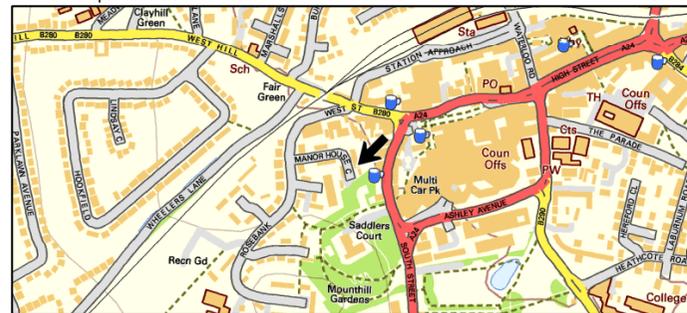
Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

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DATE

July 2020

FOLIO NUMBER

20000(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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