



**COMMERCIAL PROPERTY TO LET**

**HS HUGGINS STUART  
EDWARDS**

**100 High Street Epsom Surrey, KT19 8BJ  
£38,600 PAX**

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## TO LET

Approx 1,217 sqft (113.06 sqm)

### DESCRIPTION

A prominent self-contained building with rear car parking in the heart of Epsom Town Centre suitable for A3, A2, B1 or A1 use and benefits from a large window display, good sized sales area, ancillary offices, a kitchenette and W.C.

### USE

From the 1<sup>st</sup> September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

[https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem\\_2020\\_0757\\_en.pdf](https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_2020_0757_en.pdf)

Ground Floor	753 sqft	69.95 sqm
1 <sup>st</sup> Floor	464 sqft	43.10 sqm
TOTAL	1,217 sqft	113.06 sqm

### RENT

£38,600 per annum exclusive.

### LEASE

New lease, terms to be agreed.

### PLANNING

Planning has been obtained for change of use to A3 (Café) on the ground floor and B1 (Offices) at the first floor, permission includes alterations for self-containing each floor. Further

details can be found on Epsom & Ewell's Planning Portal, Application number: (19/01581/FUL)

### LOCATION

The property is located in a prime position adjacent to TK Maxx and Café Rouge, other nearby occupiers includes Wilko and Marks & Spencer. Epsom is located approximately 17 miles south west of Central London. It is ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead), whilst the town also benefits from a regular rail service to both London Waterloo and London Victoria (approx. 35 minute journey).

### RATES

Rateable value: £25,000. Non-domestic uniform rates payable at 49.9p in the £ (2020/21)

The Government announced business rates will not be applicable for some types of occupier for 2020/21 due to the coronavirus pandemic, to confirm if you are eligible please check: [www.gov.uk](http://www.gov.uk) or contact the local authority

### 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  
Apex House, 10 West Street, Epsom, KT18 7RG

T: 01372 740555

E: [epsom@hsedwards.co.uk](mailto:epsom@hsedwards.co.uk)

### DATE

August 2020

### FOLIO NUMBER

20084(CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

APEX HOUSE  
10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

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