



RETAIL UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

20 High Street Epsom Surrey KT19 8AH
£38,000 PAX

20 High Street, Epsom, Surrey, KT19 8AH

TO LET

From approx 1,289 sqft (119.77 sqm) to 2,403 sqft (223.27 sqm)

DESCRIPTION

Opportunity to occupy a large, prominent retail unit in Epsom High Street. The property is suitable for a variety of uses under Class E (Commercial Business & Service) and is arranged over ground, 1st & 2nd Floors. The property is available as a whole, though consideration will be given to letting the ground floor only.

Ground Floor	1,289 sqft	119.77 sqm
1 st Floor	703 sqft	65.27 sqm
2 nd Floor	411 sqft	38.23 sqm
TOTAL	2,403 sqft	223.27 sqm

RENT

£38,000 per annum exclusive

LEASE

New full repairing and insuring lease. Terms to be agreed.

LOCATION

The property is situated on the North side of the High Street in a prominent position close to the junction Upper High Street and Church Street. Notable nearby occupiers include McDonalds, Robert Dyas,

Specsavers KFC, and Prezzo. Epsom is a busy commercial centre benefitting from a modern shopping centre, a multiplex cinema and other local amenities. It is ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead), and Epsom mainline rail station is less than 5 minutes walk away providing regular rail services to both London Waterloo and London Victoria.

RATES

Rateable value: £39,500.00

Non-domestic uniform rates payable at 49.9p in the £ (2021/22).

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

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DATE

May 2021

FOLIO NUMBER

30061(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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