



**COMMERCIAL PROPERTY TO LET**

**HS** HUGGINS STUART  
**E** EDWARDS

**6-7 THE QUADRANT, EPSOM, SURREY, KT17 4RH**  
**£27,000 PER ANNUM EXCLUSIVE**

## 6-7 The Quadrant, Epsom, Surrey, KT17 4RH TO LET

Approx 896 sqft (83.24 sqm)

### DESCRIPTION

Prominent double fronted ground floor commercial unit in Epsom Town Centre providing good window display, kitchenette, WC and rear access. The property was previously trading as a tanning and nail salon with Sui Generis use.

Commercial	896 sqft	83.24 sqm
WC		

### RENT

£27,000 per annum exclusive. VAT is payable on the rent.

### LEASE

New Lease. Terms to be agreed.

### LOCATION

The property is situated in a prominent position on Church Street, at the Junction with East Street, Upper High Street & The High Street. The property is well positioned for the town centre amenities, including an Odeon Cinema, a new Lidl Supermarket and other national and independent occupiers within the town. The property is approximately 5 minutes walk away from Epsom Station which provides regular services to London Waterloo and London Victoria. Short term

parking is available in the nearby Depot Road and Town Hall car parks. Limited free-on street parking is available in Upper High Street.

### BUSINESS RATES

Rateable value: £26,000. Rates payable at 49.9p in the £ (2022/23).

### EPC

Energy rating C-69.

### 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

April 2022

### FOLIO NUMBER

30073(CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



## HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS

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