



COMMERCIAL UNIT TO LET

HS HUGGINS STUART
E EDWARDS

**THE STUDIO, CANONS LANE, BURGH HEATH KT20 6DP
£14,500 PAX**

The Studio, Canons Lane, Burgh Heath,
Surrey, KT20 6DP

TO LET

Approx 1,222 sqft (113.57 sqm)

DESCRIPTION

Large ground floor commercial unit with 4 parking spaces located just off the A217. The property has most recently been used as a taxi office (Suis Generis Use) though it is understood planning permission for Class E use is being sought by the freeholder, which would make the property suitable for a wider variety of occupiers. The property is in need of refurbishment though incentives are available, terms to be agreed.

Offices	1,222 sqft	113.57 sqm
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RENT

£14,500 per annum exclusive.

LEASE

New Lease, excluding the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

LOCATION

The property is well located on Canons Lane just off the A217, which is a major thoroughfare connecting London, with Sutton, The M25 and Gatwick Airport. Local amenities are a short walk from the property including a 24 Hour Little Waitrose, an off-licence, Building and plumbers merchants and takeaway

restaurants, amongst others. Epsom, Banstead, Cheam and Sutton are all a short drive away with the M25 (Junction 8 at Reigate) less than 4 miles away. Kingswood Station provides regular national rail services to London Bridge and London Victoria and is approximately 20 minutes walk away.

EPC

D-76

RATES

Rateable value: £15,250 (information taken from Valuation Office website). Rates payable at 49.9p in the £ (2021/2022).

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

February 2022

FOLIO NUMBER

30078

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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