



**PROMINENT CORNER UNIT TO LET**

2 High Street, Ewell, Surrey, KT17 1SJ

## TO LET

Approx 798 sqft (74.18 sqm)

### DESCRIPTION

Opportunity to occupy a prominent corner retail unit on the High Street at the Junction with Spring Street. The property benefits from return frontage providing excellent display and male and female WCs. The property would benefit a variety of users suitable for Class E Use. Available February 2022.

Retail	798 sqft	74.18 sqm
WCs	-	-

### RENT

£19,500 per annum exclusive

### LEASE

New Lease. Terms to be agreed.

### USE

Class E (Commercial Business & Service)

### LOCATION

Located in the heart of Ewell Village on the West side of the High Street, adjacent to the Bourne Hall. Ewell Village benefits from a variety of shops, restaurants and other businesses. Nearby occupiers include Costa Coffee, Sainsbury's Local and Ewell House Pharmacy. Both Ewell West and Ewell East Stations are less than

10 minutes' walk away providing regular services to both London Waterloo and London Victoria. The A3 is approximately 5 minutes' drive away providing access to Central London and the M25 at Junction 10 (Cobham).

### EPC

Energy rating C.

### RATES

Rateable value: £14,500 (information taken from Valuation Office website).

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  
T: 01372 740555  
E: epsom@hsedwards.co.uk

### DATE

November 2021

### FOLIO NUMBER

30087

### 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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