



"THE GYM FOR PEOPLE WHO DON'T LIKE GYMS"

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0137 272 9665

www.thepersonalspacegym.com

Open 7 Days a Week - 6.00am - 10.00pm
(6.00am - 7.00am & 9.00am Sessions Must be Pre-booked in Advance)
NO MEMBERSHIP FEE'S
LOYALTY DISCOUNT ON MULTIPLE BOOKINGS
DON'T BE SHY COME IN AND HAVE A LOOK

CLASS E PROPERTY TO LET

HS HUGGINS STUART
E EDWARDS

15 POUND LANE, EPSOM, SURREY, KT19 8RY
£28,000 PAX - 1,699 SQFT(157.81 SQM)

15 Pound Lane, Epsom Surrey, KT19 8RY

TO LET

Approx 1,699 sqft (157.81 sqm)

DESCRIPTION

Opportunity to occupy an extensive air-conditioned Class E property in a popular local parade within walking distance of Epsom town centre. Formerly a gym the property comprises a front shop and forecourt parking with rear access leading to a separate single storey unit which has been partitioned to provide individual exercise rooms, plus shower, and WC facilities. The rear unit has potential to be altered to suit a variety of occupier requirements including office, medical, leisure and retail use.

Shop	408 sqft	37.92 sqm
Rear Unit	1,291 sqft	119.89 sqm
TOTAL	1,699 sqft	157.81 sqm

RENT

£28,000 per annum exclusive.

LEASE

New Lease. Terms to be agreed.

LOCATION

The property is located in the Pound Lane Parade which includes a variety of independent businesses within close proximity to Epsom Town Centre. There is free on street car parking opposite the property.

Epsom station is less than 10 minutes walk away and provides regular services to both London Waterloo and London Victoria. The M25 is accessed via Junction 9 at Leatherhead, approximately 5 miles away.

EPC

Shop energy rating B
Rear unit energy rating C

USE

Class E (Commercial Business & Service)

RATES

Rateable value: £6,800. 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
Apex House, 10 West Street, Epsom, KT18 7RG
T: 01372 740555
E: epsom@hsedwards.co.uk

DATE

January 2022

FOLIO NUMBER

30097

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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10 WEST STREET
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