



**GROUND FLOOR COMMERCIAL UNIT**

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

UNIT 1, 22-26 UPPER HIGH STREET, EPSOM, KT17 4QJ  
£28,000 PAX

Unit 1, 22-26 Upper High Street,  
Epsom, Surrey, KT17 4QJ

## TO LET

Approx 1,402 sqft (130.25 sqm)

### DESCRIPTION

Self-contained ground floor unit in Epsom town centre providing ample accommodation with spotlights, kitchenette, WC and rear fire escape. The property would be suitable for a variety of occupiers including retail, office and many others within Class E use.

Ground Floor	1,402 sqft	130.25 sqm
WC		

### RENT

£28,000 per annum exclusive. VAT is payable on the rental.

### LEASE

New Lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

### LOCATION

The property is located on the southern side of Upper High Street close to the Odeon Multiplex Cinema amongst a variety of other independent and national traders including Lidl, The Co-op and Domino's Pizza. Upper High Street offers free on street parking for a period of 20 minutes. Epsom Station is within walking distance providing regular services to London and the M25 Junction 9 (Leatherhead) is approximately 15 minutes' drive away.

### RATES

Rateable value: £23,500. Non-domestic uniform rates payable at 49.9p in the £ (2022/23).

### EPC

Energy rating B-47.

### 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

April 2022

### FOLIO NUMBER

30118(CL)

### 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**

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

[www.hsedwards.co.uk](http://www.hsedwards.co.uk)