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CLASS E UNIT TO LET

**Unit 6 Horton Retail Centre, Epsom,
Surrey, KT19 8SP**

TO LET

Approx 1,262 sqft (117.24 sqm)

DESCRIPTION

Ground floor commercial premises in the popular Horton Retail centre which provides a variety of local amenities and ample customer car parking. The property itself benefits from a large glazed frontage, central heating, WC & shower facilities, non-slip flooring, rear access, and one allocated parking space. The property would be suitable for a number of occupier types including retail, office, and many others under Class E use.

Sales Area	1,194 sqft	110.92 sqm
Kitchen	68 sqft	6.31 sqm
TOTAL	1,262 sqft	117.24 sqm

RENT

£25,250 per annum exclusive, plus VAT.

LEASE

New lease available, terms to be agreed.

LOCATION

Horton Retail Centre is prominently situated on Horton Lane at the junction of Chantilly Way. Horton Lane is a principle through route for the traffic travelling

between Epsom, Chessington the A3 and the M25. Other nearby occupiers include Tesco Express, Coughlans Bakery and Barnados.

RATES

Rateable value: £17,750 (information taken from Valuation Office website). Non-domestic uniform rates payable at 49.9p in the £ (2022/23).

EPC

In the course of preparation.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sub 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

30024(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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CROYDON
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