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Barnardo's

# Barnardo's

CLASS E UNIT TO LET

 HUGGINS STUART  
EDWARDS

UNIT 5 HORTON RETAIL CENTRE, EPSOM, KT19 8SP  
£28,000 PER ANNUM EXCLUSIVE

Unit 5 Horton Retail Centre, Epsom,  
Surrey, KT19 8SP

## TO LET

Approx 1,262 sqft (117.23 sqm)

### DESCRIPTION

Ground floor commercial premises in the popular Horton Retail Centre. The property benefits from a large frontage, disabled WC, rear access and one allocated parking space and would be suitable for a number of occupiers including retail, office and many others under Class E use. There is ample shared customer parking within the centre which is free for up to 1 hour.

|             |            |            |
|-------------|------------|------------|
| Retail Area | 1,262 sqft | 117.23 sqm |
| Disabled WC |            |            |
| TOTAL       | 1,262 sqft | 117.23 sqm |

### RENT

£28,000 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. The retail centre provides a variety of trades with notable occupiers including Horton Pharmacy, Tesco Express and Coughlans Bakery.

### RATES

Rateable value: £21,250 payable at 49.9p in the £ (2023/24).

### EPC

D-88

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sub agents Huggins Stuart Edwards.

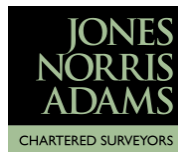
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### DATE

April 2023

### FOLIO NUMBER

30152(CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

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