

*** PRELIMINARY DETAILS ***



LARGE RETAIL/CLASS E TO LET

**HS HUGGINS STUART
EDWARDS**

**47-51 Waterloo Road Epsom Surrey KT19 8EX
£59,000 PER ANNUM EXCLUSIVE**

47-51 Waterloo Road, Epsom, Surrey, KT19 8EX

TO LET

Approx 2,385 sqft (221.57 sqm)

DESCRIPTION

A large triple fronted retail/Class E unit situated in a prominent corner position on Waterloo Road close to Epsom station and the town centre. The property is suitable for a variety of uses under Class E consent.

| | | |
|-------------------------|------------|------------|
| Retail/Sales Approx. | 2,385 sqft | 221.57 sqm |
|-------------------------|------------|------------|

RENT

£59,000 per annum exclusive.

LEASE

New lease available, terms to be agreed.

LOCATION

Situated in a prominent position in Waterloo Road at the end of the parade alongside a variety of occupiers including Pizza Hut. The property is a short walk from Epsom Station and Epsom Town Centre. Access to the national motorway network is available via the M25 (Junction 9 at Leatherhead), Epsom Station provides regular rail services to both London Waterloo and London Victoria (approx. 35 minute journey).

RATES

Rateable value: £42,000 rates payable at 49.9p in the £ (2023/24).

EPC

Commissioned.

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
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DATE

September 2023

FOLIO NUMBER

30206

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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