



CLASS E BUILDING TO LET

HS HUGGINS STUART
E EDWARDS

Sussex House, 2-4 Upper Fairfield Road, Leatherhead,
KT22 7HH
£35,000 PER ANNUM EXCLUSIVE

Sussex House, 2-4 Upper Fairfield Road,
Leatherhead, KT22 7HH

TO LET

Approx 1,538 sqft (142.85 sqm)

DESCRIPTION

Rare opportunity to occupy a well presented, detached, air-conditioned commercial building close to the centre of Leatherhead with ample private parking at the rear. The property has most recently been used as a dental surgery and is suitable for a variety of uses under Class E consent.

Ground Floor	835 sqft	77.59 sqm
1 st Floor	702 sqft	65.26 sqm
TOTAL	1,538 sqft	142.85 sqm

RENT

£35,000 per annum exclusive. VAT is not applicable.

LEASE

New full repairing and insuring lease for a term to be agreed. Lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

LOCATION

The property is situated in a prominent position at the top of Upper Fairfield Road a short distance from the Swan Shopping centre, North Street and the High Street which are approximately 2 minutes walk away. The Swan Centre and the nearby Bull Hill are set to undergo significant redevelopment as part of the "Transform Leatherhead" project bringing a mix of commercial and residential

schemes together to improve the town. Upper Fairfield Road itself benefits from ample off-street parking and the property is less than 5 minutes drive from Junction 9 of the M25. Leatherhead Station is only 7 minutes walk away providing regular services to London Terminals.

RATES

Rateable value: £33,000. Rates payable at 49.9p in the £ (2023/24)

EPC

C-54.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/c9753eb25ca54132a3feb6d485b20735/>

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
10 West Street, Epsom, KT18 7RG

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E: epsom@hsedwards.co.uk

DATE

November 2024

FOLIO NUMBER

30221

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

10 WEST STREET

EPSOM

KT18 7RG

01372 740555

102-104 HIGH STREET

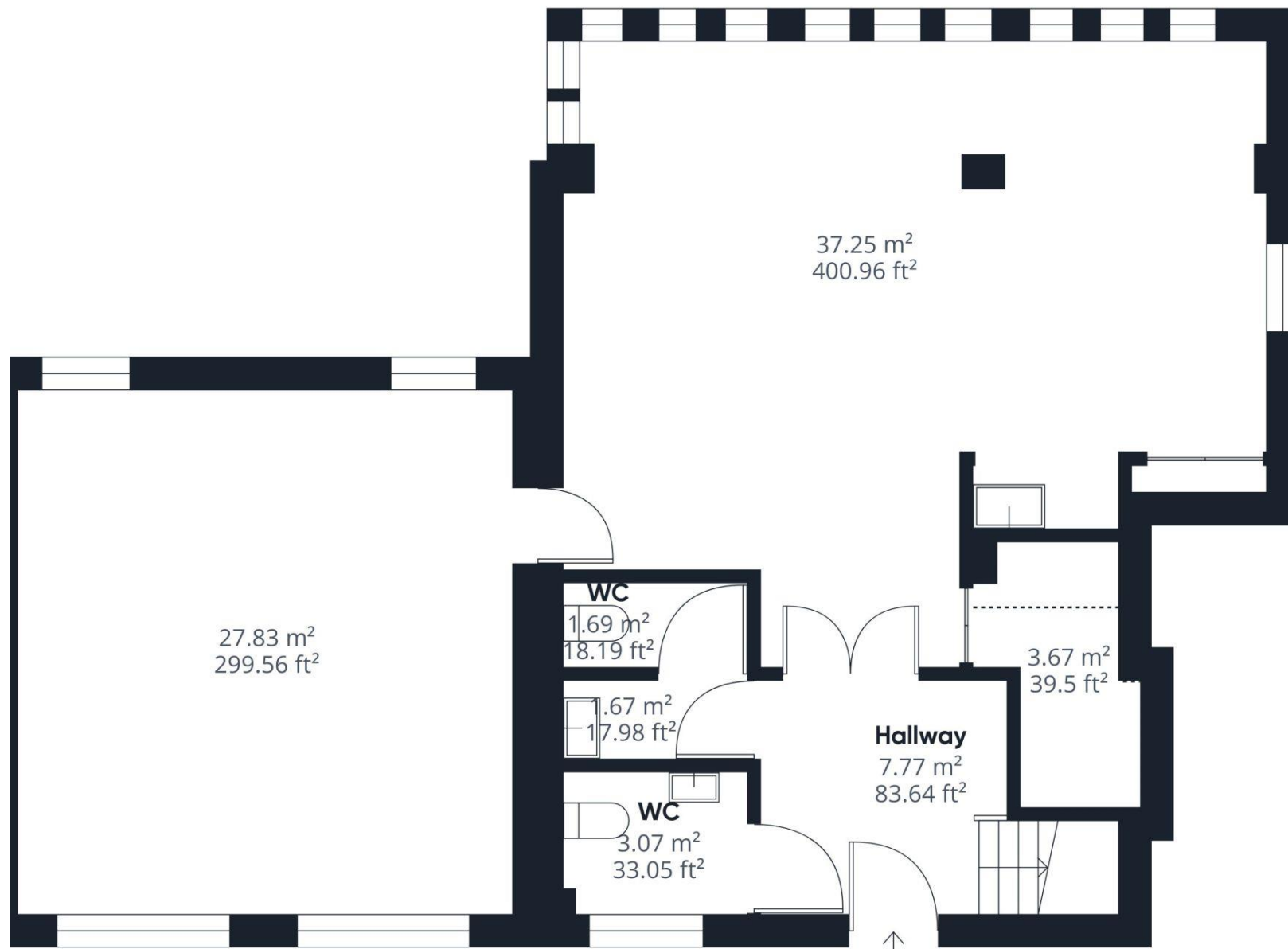
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020 8688 8313

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www.hsedwards.co.uk



Ground Floor

Approximate total area⁽¹⁾

84.49 m²

909.45 ft²

Reduced headroom

2.77 m²

29.79 ft²

(1) Excluding balconies and terrace

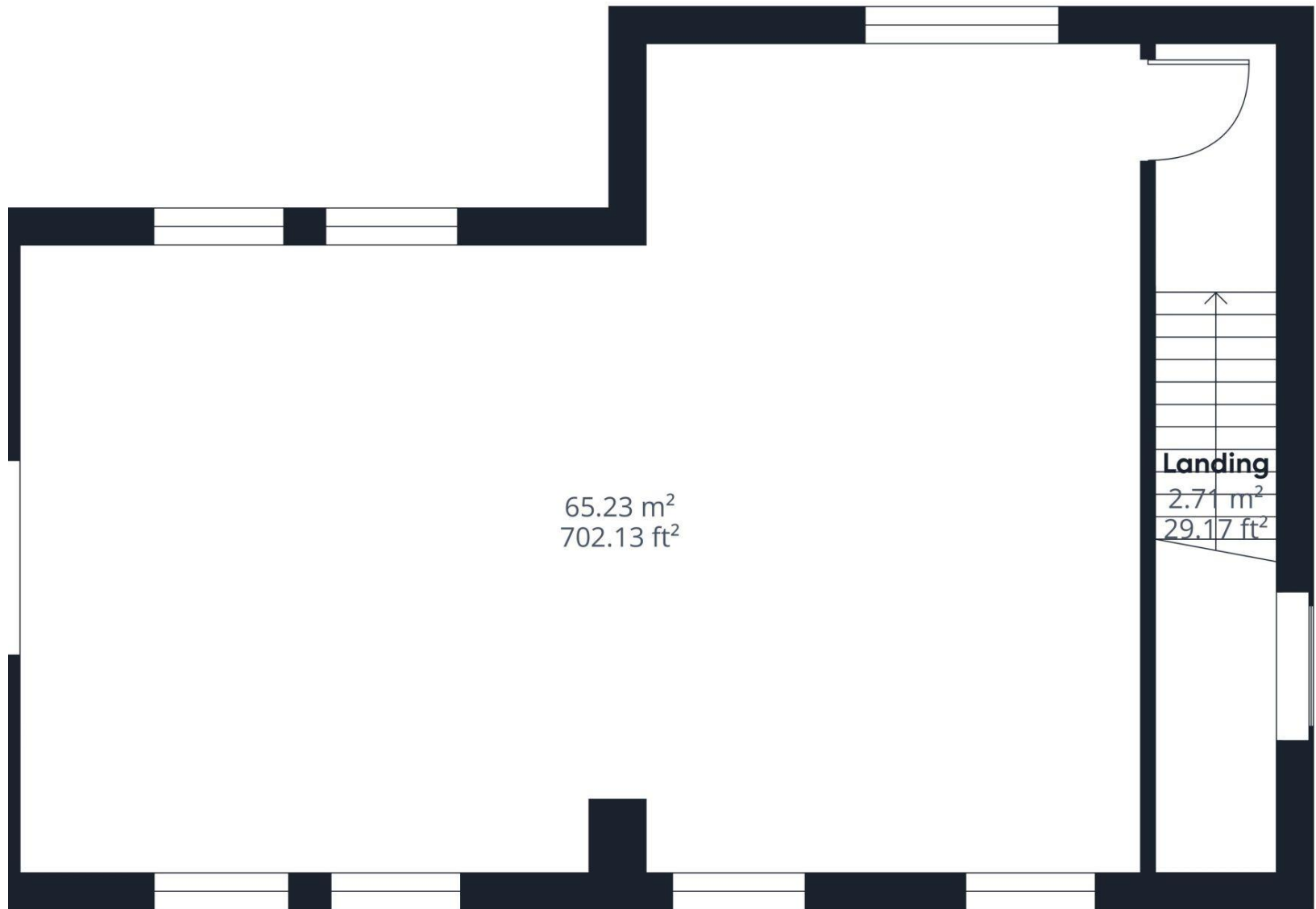
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS standard.

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Approximate total area⁽¹⁾

67.94 m²
731.3 ft²

Landing

2.71 m²
29.17 ft²

65.23 m²
702.13 ft²

(1) Excluding balconies and terrace

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1st Floor