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CLASS E UNIT TO LET

HS HUGGINS STUART
E EDWARDS

23 MANOR GREEN ROAD, EPSOM, SURREY, KT19 8RA
£15,000 PER ANNUM EXCLUSIVE

**23 Manor Green Road, Epsom,
Surrey, KT19 8RA**

TO LET

Approx 695 sqft (64.56 sqm)

DESCRIPTION

Opportunity to occupy a modern retail unit in a busy local parade within walking distance of Epsom town centre. The property benefits from rear access, 3-phase electricity, and a modern shop front providing good display. The property is suitable for a variety of occupiers under Class E Use.

Ground floor	695 sqft	64.56 sqm
WC		
TOTAL	695 sqft	64.56 sqm

RENT

£15,000 per annum exclusive, plus Value Added Tax.

LEASE

New lease terms to be agreed.

LOCATION

The property is situated in a local parade of shops next to The Blenheim Public House in Manor Green Road close to the junction with Lower Court Road. Other occupiers include a Costcutters Supermarket and dentist. Epsom Station and Epsom town centre are approximately 10 minutes walk away.

RATES

Rateable value: £12,000. Rates payable at 49.9p in the £ (2023/24).

100% rate relief may be available to those who qualify under the criteria for small business rate relief. Applicants are responsible for confirming their eligibility.

EPC

Energy rating C - 75.

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
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DATE

June 2023

FOLIO NUMBER

30147(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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