



CLASS E UNIT TO LET

HS EDWARDS

19 Manor Green Road Epsom Surrey KT19 8RA
£15,500 PER ANNUM EXCLUSIVE

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8RA

TO LET

Approx 582 sqft (54.06 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 a modern shop front providing excellent display, laminate flooring, LED Lighting, WC, rear access and two external storage cupboards. The property would suit a variety of occupiers.

Sales Area	582 sqft	54.06 sqm
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RENT

£15,500 per annum exclusive plus Value Added Tax.

LEASE

New lease to be granted outside the Landlord & Tenant Act.

USE

Class E (Commercial Business & Service).

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, butchers and dentist. Epsom Station and Epsom town centre are approximately 10 minutes walk away.

RATES

Rateable value: £11,500. Rates payable at 49.9p in the £ (2024/25).

Note 100% Small Business Rate Relief may be available. Prospective occupiers to satisfy themselves as to their eligibility.

EPC

C-62.

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

T: 01372 740555

E: epsom@hsedwards.co.uk

NOTE

Mr N W Angus, a shareholder of Huggins Stuart Edwards, gives notice that he has an interest in the ownership of the property.

DATE FOLIO NUMBER

October 2024 30267(CL)

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

CROYDON

CR9 1TN

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www.hsedwards.co.uk



D's Smoothies	
Milk Shakes	£3.80
Chocolate	£3.80
Vanilla	£3.80
Strawberry & Banana	£4.80
Milkshake Plus	£5.80
Chocolate	£5.80
Vanilla	£5.80
Strawberry & Banana	£6.80
Smoothies	£3.80
Chocolate	£3.80
Vanilla	£3.80
Strawberry & Banana	£4.80
Milkshake Plus	£5.80
Chocolate	£5.80
Vanilla	£5.80
Strawberry & Banana	£6.80