



CLASS E UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

**31 High Street, Epsom, Surrey, KT19 8DD
£45,000 PER ANNUM EXCLUSIVE PLUS VAT**

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TO LET

Approx 1,107 sqft (102.86 sqm)

DESCRIPTION

Well-presented retail/Class E unit available in a prominent position in Epsom High Street. The property comprises a large open plan sales area with glazed shop front providing excellent display, a rear kitchen/ staff room a WC and internal storage. The property benefits from significant High Street footfall and additional pedestrian traffic via the adjacent alleyway which links the High Street to the town hall car park.

Retail Sales	968 sqft	89.90 sqm
Kitchen/Staff Room	127 sqft	11.82 sqm
Internal Storage	12 sqft	1.14 sqm
TOTAL	1,107 sqft	102.86 sqm

RENT

£45,000 per annum exclusive plus VAT.

LEASE

New Lease. Terms to be agreed.

USE

Class E (Commercial Business & Service)

LOCATION

The property is situated on the South side of the High Street at the pedestrian crossing leading to Epsom Square. Notable nearby occupiers include Ask Italian, Amplifon, Santander, McDonalds, KFC, & a Post Office amongst

others. The Ashley Centre, Epsom's main shopping centre is only 2 minutes walk away. The property is within 4 minutes walk from Epsom station providing regular rail services to both London Waterloo and London Victoria (approx. 35 minute journey).

EPC

C-66.

RATES

Rateable value: £31,250. Rates payable at 49.9p in the £ (2024/25).

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
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DATE

October 2024

FOLIO NUMBER

30269

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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