

REPAIRS R. RUSHTON  
ESHER 62475

Ecocentric-Us

Your Refill Shop

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And Fill With

- Wholefoods
- Household Cleaning
- Body Care & Skincare
- Gifts & More

Refuse. Reduce. Refill. Recycle.

ELLIOT  
BARBERS

CLOSED

CLASS E UNIT TO LET

**HS** HUGGINS STUART  
**E** EDWARDS

7 The Parade, Claygate, Surrey, KT10 0PD  
£10,250 PER ANNUM EXCLUSIVE

7 The Parade, Claygate,  
Surrey, KT10 0PD

## TO LET

Approx 202 sqft (18.76 sqm)

### DESCRIPTION

Opportunity to acquire desirable retail premises in Claygate's prime shopping parade. The property is well presented and benefits from a kitchenette, shared rear garden and external WC. There is ample free on-street customer parking available in the immediate vicinity. The property is suitable for a variety of occupiers under Class E Use.

Retail	172 sqft	15.98 sqm
Kitchenette	30 sqft	2.78 sqm
Total	202 sqft	18.76 sqm

### RENT

£10,250 per annum exclusive

### LEASE

New lease terms to be agreed.

### LOCATION

Claygate is an affluent suburban village situated close to Esher and within easy access of the A3. The shop is well positioned on The Parade which offers an excellent mix of retailers and café operators. Claygate

train station provides a regular direct service to London Waterloo.

### RATES

Rateable value: £6,500. Rates payable at 49.9p in the £ (2024/25).

Business rate relief of 100% may be available to prospective occupiers. Applicants are responsible for confirming their eligibility with the local authority.

### EPC

Energy rating C - 65.

### 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

### DATE

October 2024

### FOLIO NUMBER

30273(CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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