



CLASS E UNIT TO LET

HS HUGGINS STUART
EDWARDS

19 High Street, Epsom, Surrey, KT19 8DD
£45,000 PER ANNUM EXCLUSIVE

19 High Street, Epsom, Surrey, KT19 8DD TO LET

Approx 938 sqft (87.14 sqm)

DESCRIPTION

Well-presented retail/Class E unit available in an excellent trading position on Epsom High Street. The property comprises a large open plan sales area with WC, and internal storage located at the rear. The property benefits from significant High Street footfall, a large, glazed shop front providing excellent display, suspended ceiling with LED Lighting, shower facilities, & a security alarm.

Retail Sales	900 sqft	83.61 sqm
Internal Storage	38 sqft	3.53 sqm
TOTAL	938 sqft	87.14 sqm

RENT

£45,000 per annum exclusive.

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 between KFC and Subway, other notable nearby occupiers include Robert Dyas, Wagamama's, McDonalds and Specsavers.

The Ashley Centre, Epsom's main shopping centre, is close by and the property is within 5 minutes walk from Epsom station providing regular rail services to both London Waterloo and London Victoria (approx. 35 minute journey).

EPC

C-71.

RATES

Rateable value: £31,500. 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

February 2025

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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