Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

24 Upper High Street
Epsom
KT17 4QJ

TO LET

Approx 922 sqft (85.7 sqm)

The property comprises a modern open-plan shop in a development of four units constructed in 2007. The unit has good ceiling height and internal security shutters. It offers the following net internal areas and dimensions:

Sales Area	870 sqft	80.8 sqm
Kitchen	52 sqft	4.8 sqm
TOTAL	**922 sqft**	**85.6 sqm**

RENT £19,500 per annum exclusive of rates and service charges.

LEASE A new lease is available direct from the Landlord for a term by arrangement.

RETAIL UNIT TO LET

www.hugginsedwards.co.uk

LOCATION

Epsom is an affluent Surrey commuter town, located approximately 17 miles south west of Central London. It is ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead), whilst the town also benefits from a regular rail service to both London Waterloo and London Victoria (approx. 35 minute journey).

The unit is situated on the southern side of Upper High Street close to the Odeon cinema and short walk from the main High Street where major retailers such as Argos, Lakeland and TK Maxx are represented. Upper High Street provides a mixture of local shops, restaurants and services. It benefits from a surface car park and in addition there is 30 minutes free on street car parking opposite.

RATES

Rateable value: £14,200.50 (information taken from Valuation Office website). Non-domestic uniform rates payable at 45.8p in the £ (2012/13)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

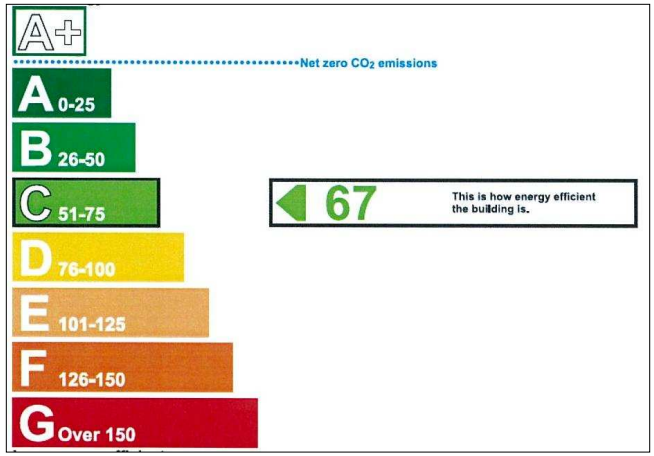
CONTACT

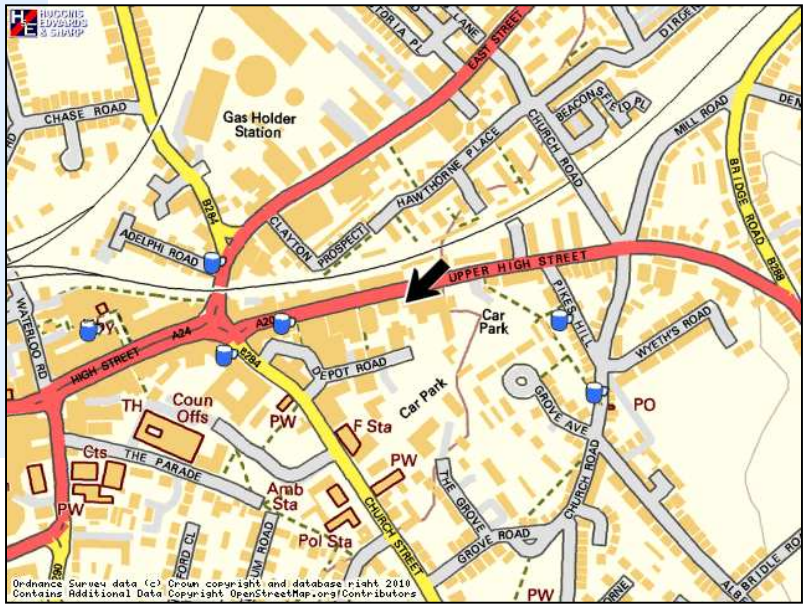
Epsom Commercial Department,
Apex House, 10 West Street, Epsom, Surrey KT18 7RG
T: **01372 740555**
F: 01372 741002
E: info@hes-epsom.co.uk
W: www.hugginsedwards.co.uk

DATE April 2012
FOLIO NUMBER 18759(CL)

SUBJECT TO CONTRACT
Important: See Disclaimer Notice below.

EPC Dated: 18th June 2012





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CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS

APEX HOUSE 10 WEST STREET **EPSOM** SURREY KT18 7RG T: 01372 740555	67A HIGH STREET **WALTON-ON-THAMES** SURREY KT12 1DJ T: 01932 246262	11-15 HIGH STREET **BOOKHAM** SURREY KT23 4AA T: 01372 457011	3 BRIDGE STREET **LEATHERHEAD** SURREY KT22 8BL T: 01372 374806	1 GROVE ROAD **SUTTON** SM1 1BB T: 020 8642 2266	17 COOMBE ROAD **NEW MALDEN** SURREY KT3 4PX T: 020 8942 7733

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