



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**5 West Street  
Epsom  
KT18 7RL**

**TO LET**

**Approx 893 sqft (83 sqm)**

Rare opportunity to occupy a period retail property in Epsom Town Centre. The property comprises a ground floor sales area and kitchen with two further floors of office/ administration space above.

Situated in a prominent position close to the junction with the High Street and South Street, Epsom mainline rail station is within short walking distance.

Ground Floor Retail	325 sq ft	30.02 sqm
GF Kitchen/Prep	103 sq ft	9.6 sqm
First Floor Office	273 sq ft	25.4 sqm
Second Floor Office	192 sq ft	17.8 sqm
<b>Total</b>	<b>893 sq ft</b>	<b>83.0 sqm</b>

**RENT** £14,000 per annum exclusive

**LEASE** New Lease. Terms to be agreed.



[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## LOCATION

Epsom is 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 property is on the southern side of West Street close to Station Approach.

## RATES

Rateable value: £8,500 (information taken from Valuation Office website).  
Non-domestic uniform rates payable at 46.6p in the £ (2017/18).

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

## CONTACT

Epsom Commercial Property Department  
Apex House, 10 West Street, Epsom, Surrey KT18 7RG  
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## DATE

May 2017

## FOLIO NUMBER

19671(CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT  
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