



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

14 High Street Epsom KT19 8AH **TO LET**

Approx 1,664 sq ft (154.6 sq m)

Ground floor shop with substantial first floor sales area and ancillary space on the second floor. The property benefits from good natural light, a kitchen area, W.C's and a shared yard with rear pedestrian access.

| | | |
|--------------------------|--------------------|-------------------|
| Ground floor retail | 404 sq ft | 37.5 sq m |
| Mezzanine | 45 sq ft | 4.2 sq m |
| First floor Sales/Office | 662 sq ft | 61.5 sq m |
| Second floor storage | 553 sq ft | 51.4 sq m |
| TOTAL | 1,664 sq ft | 154.6 sq m |

RENT £23,500 per annum exclusive

LEASE New lease. Terms to be agreed.



www.hugginsedwards.co.uk

LOCATION

The property is situated on the North side of the High Street in a prominent position facing the traffic lights opposite Upper High Street and Church Street. Major retailers in the locality include Robert Dyas, Dreams and Specsavers. Epsom is a busy commercial centre benefitting from a modern shopping centre, a multiplex cinema and other local amenities. It is ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead) and Epsom mainline rail station is less than 5 minutes walk away providing regular rail services to both London Waterloo and London Victoria.

RATES

Rateable value: £18,000 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 47.9p 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
T: **01372 740555**
F: 01372 741002
E: info@hes-epsom.co.uk
W: www.hugginsedwards.co.uk

DATE

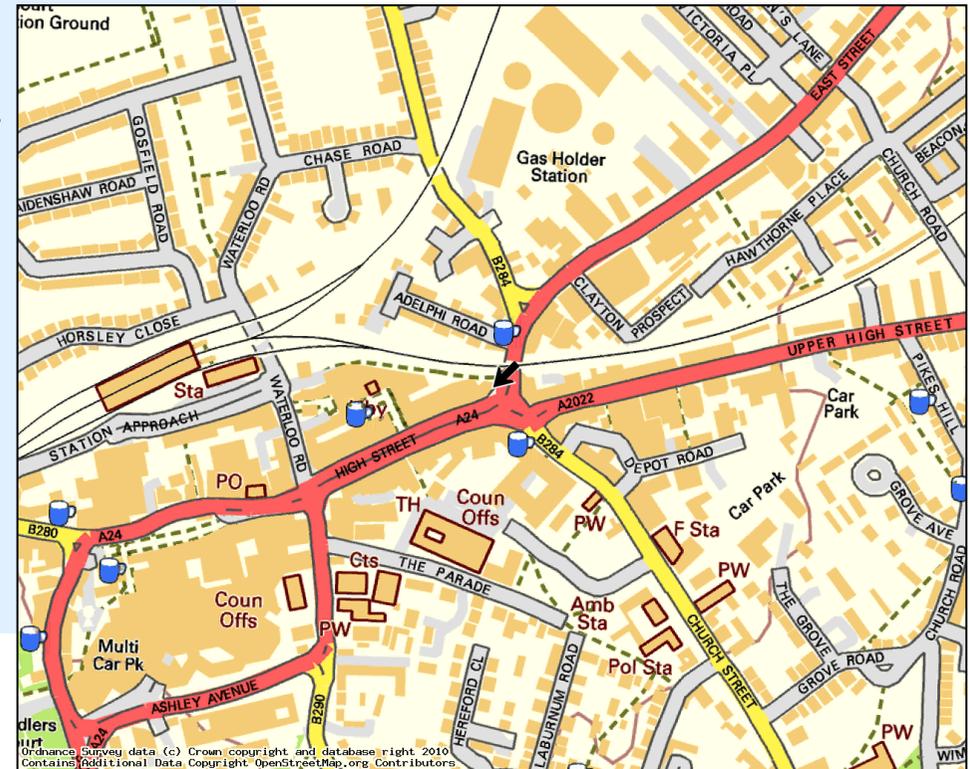
August 2017

FOLIO NUMBER

19607(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS EDWARDS & SHARP

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

10 WEST STREET
EPSOM
SURREY KT18 7RG
T: 01372 740555

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

60-62 CAMBRIDGE ROAD
NEW MALDEN
SURREY KT3 3QL
T: 020 8942 7733

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