



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

9 Pound Lane
Epsom
Surrey
KT19 8RY

TO LET

Approx 432 sqft (40.17 sqm)

Opportunity to occupy a self-contained retail unit within the Pound Lane Parade. The property benefits from a W.C. forecourt parking and free on street customer parking for up to 30 minutes.

Sales Area	432 sqft	40.17 sqm
W.C.	-	-
TOTAL	432 sqft	40.17 sqm

RENT £10,500 per annum exclusive

LEASE New lease. Terms to be agreed.



www.hugginsedwards.co.uk

LOCATION

The property is located on the South side of Pound Lane, a parade including a variety of independent traders and businesses within close proximity to Epsom Town Centre. The property is approached via Temple Road. There is free on street car parking opposite the property. Epsom station is less than 10 minutes walk away and provides regular services to both London Waterloo and London Victoria. The M25 is accessible via Junction 9 at Leatherhead, approximately 5 miles away.

RATES

Rateable value: £5,800 (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
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DATE

December 2017

FOLIO NUMBER

19852(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

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3 BRIDGE STREET
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