



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

31 South Street
Epsom
Surrey
KT18 7PJ

TO LET

Approx 793 sqft (73.68 sqm)

Well located property in Epsom Town Centre with unrestricted D1 use. The property benefits from a ground floor reception, W.C's, and multiple treatment rooms arranged over the ground and first floors.

Alternative uses considered subject to appropriate planning consents being obtained.

Reception	109 sqft	10.13 sqm
Ground Floor	282 sqft	26.20 sqm
1 st Floor	402 sqft	37.35 sqm
TOTAL	793 sqft	73.68 sqm

RENT £15,000 per annum exclusive

LEASE New Lease. Terms to be agreed.



www.hugginsedwards.co.uk

LOCATION

Prominently located on the East side of South Street close to the junction with Epsom High Street in close proximity to a variety of independent and national occupiers including Bills Restaurant, Pizza Express and JD Wetherspoons. 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) 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: £7,100 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 48p in the £ (2018/19)

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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W: www.hugginsedwards.co.uk

DATE

April 2018

FOLIO NUMBER

19897(CL)

PLEASE NOTE

Mr T Maggs, a consultant of Huggins Edwards & Sharp, gives notice that he has an interest in the ownership of the property.

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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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
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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

70

This is how energy efficient the building is.

