



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

5 West Street Epsom KT18 7RL **TO LET**

Approx 914 sqft (84.94 sqm)

Rare opportunity to occupy a period retail property in Epsom Town Centre. The property comprises a recently refurbished ground floor shop, kitchen area and W.C. 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	323 sq ft	30.02 sqm
GF Ancillary/ Kitchen	126 sq ft	11.72 sqm
First Floor Office	273 sq ft	25.4 sqm
Second Floor Office	192 sq ft	17.8 sqm
Total	914 sq ft	84.94 sqm

RENT £14,000 per annum exclusive

LEASE New Lease. Terms to be agreed.



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 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

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DATE

June 2018

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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