



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

71 Marbles Way  
Tadworth  
Surrey  
KT20 5JP

## TO LET

Approx 631 sqft ( 58.64 sqm)

Opportunity to occupy a well presented ground floor office unit located within a parade of shops in a well populated residential area close to Tadworth Leisure and Community Centre. The property benefits from a rear yard and free on street parking.

Offices	566 sqft	52.56 sqm
Kitchen	65 sqft	6.08 sqm
WC	-	-
<b>TOTAL</b>	<b>631 sqft</b>	<b>58.64 sqm</b>

**RENT** £10,000 per annum exclusive

**LEASE** New lease to be contracted outside the Landlord & Tenant Act 1954 Part II. Terms to be agreed.

**\*Alternative commercial uses considered STPP\***



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

## LOCATION

Tadworth is located in the south-east of the Epsom Downs neighbouring Kingswood and Walton-on-the-Hill within the Borough of Reigate and Banstead. The property is situated in Marbles Way amongst other local independent traders include a general store, newsagents and fish & chip takeaway.

Tadworth mainline rail station provides a regular service to London Bridge and the M25 is accessible via Junction 8 at Reigate.

## AMENITIES

The property is carpeted throughout and benefits from a wheelchair accessible WC, suspended ceiling, recessed lighting, central heating, perimeter trunking, UPVC double glazing, security alarm, CCTV and an automatic roller shutter.

## RATES

Rateable value: £3,600 (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  
T: **01372 740555**  
F: 01372 741002  
E: [info@hes-epsom.co.uk](mailto:info@hes-epsom.co.uk)  
W: [www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## DATE

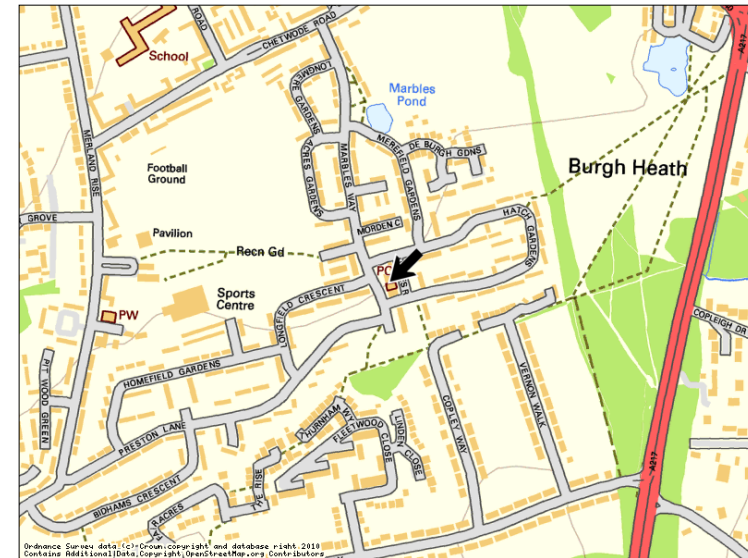
June 2018

## FOLIO NUMBER

19914(CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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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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