



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

129 High Street  
Epsom  
Surrey  
KT19 8EF

## TO LET

Approx 1,341 sqft (124.57 sqm)

Fully restored Grade II listed character property located in a prime retail position in Epsom High Street. The property benefits from an attractive frontage with retail sales on the ground floor and ancillary offices at the first and second floor levels. *\*The property is suitable for A1, A2 or A3 uses.\**

Ground Floor	770 sqft	71.47 sqm
1 <sup>st</sup> Floor	400 sqft	37.20 sqm
2 <sup>nd</sup> Floor	171 sqft	15.90 sqm
<b>TOTAL</b>	<b>1,341 sqft</b>	<b>124.57 sqm</b>

**RENT** £31,000 per annum exclusive

**LEASE** New Lease, terms to be agreed.



RETAIL PREMISES TO LET

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

## LOCATION

The property is located on the south side of the pedestrianised area of Epsom High Street, immediately adjacent to Lloyds Pharmacy and the Ashley Centre. Other notable nearby occupiers include, Marks & Spencer, Boots and Café Nero Epsom mainline rail station, which is less than 5 minutes walk away, provides regular services to London Waterloo and London Victoria. The M25 Junction 9 (Leatherhead), is approximately 4 miles away.

## AMENITIES

Central heating, ground & 1<sup>st</sup> floor w.c's, rear pedestrian access, strip lighting and timber framed sash windows.

## RATES

Rateable value: £24,000 (information taken from Valuation Office website).  
Non-domestic uniform rates payable at 49.1p in the £ (2019/20)

## 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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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

April 2019

## FOLIO NUMBER

19940(CL)

## 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

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11-15 HIGH STREET  
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SURREY KT23 4AA  
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3 BRIDGE STREET  
LEATHERHEAD  
SURREY KT22 8BL  
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