

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.*

TOTAL	1.341 saft	124.57 sam
2 nd Floor	171 sqft	15.90 sqm
1 st Floor	400 sqft	37.20 sqm
Ground Floor	770 sqft	71.47 sqm

RENT £31,000 per annum exclusive

LEASE New Lease, terms to be agreed.



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 & 1st 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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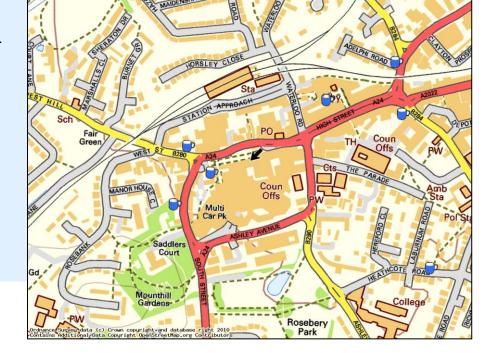
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DATE April 2019 **FOLIO NUMBER** 19940(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.





CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS

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