



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

22 South Street
Epsom
Surrey
KT18 7PF

TO LET

Approx 613 sqft (56.86 sqm)

Opportunity to occupy a well-presented, self-contained retail unit within Epsom Town Centre. The property benefits from good display, kitchen and W.C facilities, a rear yard and an external store.

Retail	380 sqft	35.30 sqm
Kitchen	58 sqft	5.35 sqm
Yard	108 sqft	10.00 sqm
Storage	67 sqft	6.21 sqm
TOTAL	613 sqft	56.86 sqm

RENT £16,000 per annum exclusive

LEASE New Lease. Terms to be agreed.



www.hugginsedwards.co.uk

LOCATION

The property is well located on the West side of South Street close to the junction with Epsom High Street. The property is situated amongst a variety of national and local occupiers including Bills, Pizza Express and Epsom Playhouse. 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

The shop is currently rated under a single assessment with the self-contained offices above. A separate assessment will be required.

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
W: www.hugginsedwards.co.uk

DATE

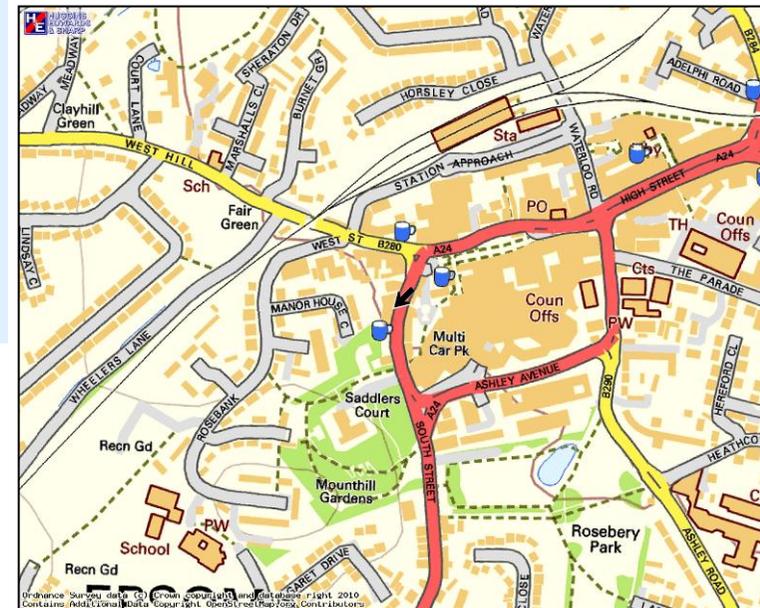
September 2018

FOLIO NUMBER

19945(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



HUGGINS EDWARDS & SHARP

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

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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
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