



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

8 Eastgate
Banstead
Surrey
SM7 1RN

TO LET

Approx 593 sqft (55.09 sqm)

Well proportioned retail unit available to occupy on a new lease within the popular village of Nork, situated between Epsom & Banstead. The property benefits from a large frontage offering good display, a predominantly open plan retail area and additional storage/ kitchen facilities.

Retail Area	558 sqft	51.84 sqm
Kitchenette/Store	35 sqft	3.25 sqm
TOTAL	593 sqft	55.09 sqm

RENT £12,000 per annum exclusive

LEASE New Lease, terms to be agreed.



www.hugginsedwards.co.uk

LOCATION

Nork is a busy village location between Epsom & Banstead, the property is situated on Eastgate close to the junction with Nork Way. Nork provides a wide variety of retail services, notable occupiers include a Cooperative supermarket, WH Smith Local and an Alphega Pharmacy. Banstead train station is less than half a mile away providing regular services to London Victoria. The nearby A217 provides access to Junction 8 of the M25 (Reigate), which is approximately 10 minutes drive away.

RATES

Rateable value: £6,400 (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
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DATE

April 2019

FOLIO NUMBER

19979(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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