



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.

Ground Floor	770 sqft	71.47 sqm
1 st Floor	400 sqft	37.20 sqm
2 nd Floor	171 sqft	15.90 sqm
TOTAL	1,341 sqft	124.57 sqm

RENT £31,000 per annum exclusive

LEASE New Lease, terms to be agreed.



RETAIL PREMISES TO LET

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 & 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 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
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DATE

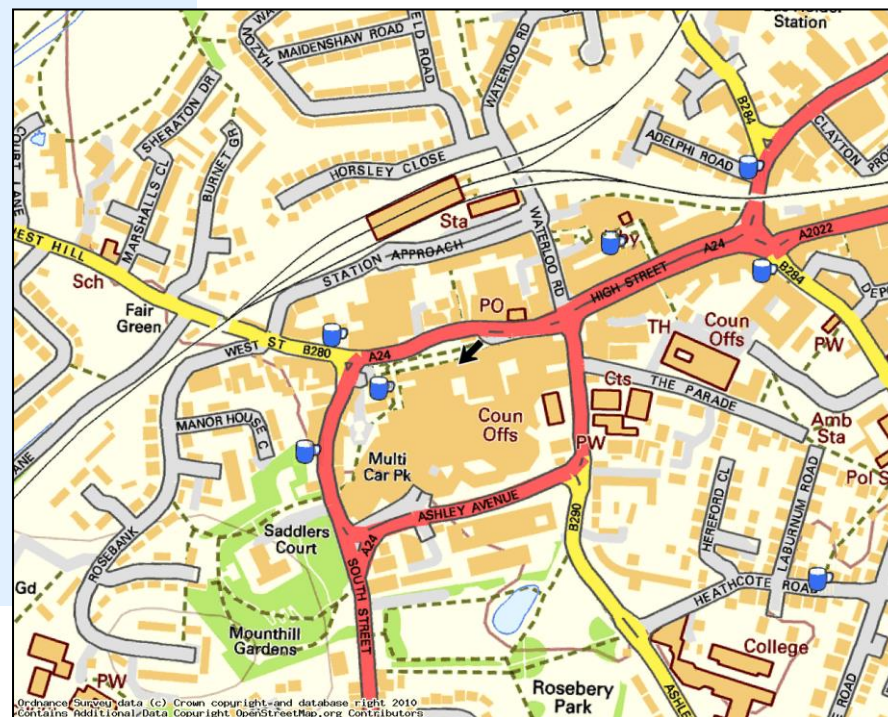
August 2018

FOLIO NUMBER

19940(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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SURREY KT23 4AA
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3 BRIDGE STREET
LEATHERHEAD
SURREY KT22 8BL
T: 01372 374806

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