



**EPSOM, 119 HIGH STREET
KT19 8DT**

Location:

- Epsom is a popular and rapidly growing commercial centre and has recently been voted as "the best" place to live in the country. Located just 17 miles south west of Central London it is ideally positioned for access to the M25 and the National Motorway Network.
- The premises occupy a prime class trading location opposite the Clock Tower and a few yards from the main entrance to the Ashley Centre. It is supported by a wide variety of multiple retailers including Marks & Spencer and Boots who are close by.

PRIME CLASS A2 UNIT

**270 SQ FT (25.09 SQ M)
+ ANCILLARY OFFICE & STAFF**

LEASEHOLD

Full details can be found on our web site
Put your property on our web site - call us now!!

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Accommodation: The unit which benefits from comfort cooling and rear admin/staff areas has the following approximate net internal areas and dimensions:-

Gross Frontage:	10.82 ft	3.30 m
Net Frontage:	10.82 ft	3.30 m
Internal Width (max):	10.82 ft	3.30 m
Shop Depth:	22.11 ft	6.74 m

Total Sales Area:	270 sq.ft	25.00 sq.m
Ancillary Admin	36 sq.ft	3.35 sq.m
Rear Office	160 sq.ft	14.86 sq.m

Terms : An assignment of an existing full repairing and insuring lease. Full details on application.

Planning: Class A2 Retail Office Use.

Rent: £20,000 per annum exclusive.

Rateable Value: £18,250 - **Rateable Payable (2010/11)** £7,555.55 (rate £0.414)

Legal costs: Each party are to pay their own legal costs incurred.

Viewings: Please contact Jonathan Hillman or Mary Ottey of the sole agents Bridger Bell Commercial.

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 2. All statements contained in these particulars to this property are made without responsibility on the part of Bridger Bell Commercial Limited or the Vendor.
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