



EPSOM, SURREY, KT17 4RH

6/7 The Quadrant Upper High Street/ Church Street.

Ground floor double-fronted shop (A2 retail office use).

866 sq.ft (80.48 sq.m)

SALES/OFFICE/STAFF FACILITIES

TO LET/FREEHOLD FOR SALE

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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.
- Major new residential/retail developments are currently under construction close to the premises which will undoubtedly increase pedestrian foot traffic.
- The Upper High Street is located within a short walk of the main High Street and has recently undergone a transformation due to the new Odeon Cinema.
- The shop unit is situated in a prominent trading location at the Junction of the Upper High Street and The High Street and is supported by a variety of retailers (including) and is very close to the Odeon Cinema.

Jonathan Hillman

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Matthew Wythers

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Mary Ottey

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Tel: 01372 730000

BUSINESS

Accommodation:

The unit is arranged on the ground floor and has the following approximate net internal areas and dimensions:-

Retail/A2 Office

Gross Frontage	10.27m	33.70'
Internal Width (front)	10.00m	32.80'
Internal Width (rear)	3.83m	12.56'
Shop Depth (average)	11.54m	37.86'
Sales/Office Area	80.48 sq.m	866 sq.ft



The retail/A2 office area is in good decorative condition and has been fitted to a high standard throughout.

Tenure:

A new effective full repairing and insuring lease for a term of 5 years and upwards, subject to periodic upward only rent review.

Rent: £22,500 per annum exclusive + VAT

Freehold: The freehold of the entire premises is available with Vacant possession of the ground floor. The upper parts have been sold off on long leases.

Rateable Value: (Shop)

£20,000 (2005 List).

Rates Payable

£9,320

Planning:

Class A2 (Financial & Professional Services) of the Use Classes Order 1987). Permitted change to Class A1 (Retail Use).

Interested parties are advised to make enquiries as to the suitability of their intended use to Epsom and Ewell Council Planning Department on 01372-732000.

Viewings:

Can be arranged at short notice via with Mary Ottey/Jonathan Hillman/Matthew Wythers of the sole agents.



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5. The vendor does not make or give, and neither do Bridger Bell Commercial Limited or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property.

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COMMERCIAL

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