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EPSOM, KT19 8DN

THE EDGE

HIGHLY VISIBLE CORNER UNIT CLOSE TO HIGH STREET.

A1, A2 & A3 PLANNING

2,500 SQ.FT (232 SQ.M)

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

www.bridgerbell.com

Jonathan Hillman

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Mary Ottey

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Tel: 01372 730000

BUSINESS

Accommodation:

The unit provides a superb open trading area with commanding window frontages to Ashley Road and The Parade. The property benefits from two access points one on the corner of the building facing the town centre and the other to the right hand side of the premises. There is also a small courtyard that is included with the unit.

Retail Area (approx sizes)

Gross Frontage:	32'	10.00m
Return Frontage to Parade:	62'	19.91m
Internal Width Front:	36'	11.00m
Internal Width Middle:	36'	11.10m
Internal Width Rear:	49'	14.97m
Shop Depth:	63'	19.20m
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Ground Floor Trading Area	2,500 sq.ft	232 sq.m
Basement Ancillary	350 sq.ft	31 sq.m

Tenure:

A new full repairing & insuring lease for a term of years to be agreed and subject to periodic upward only rent reviews.

Rent:

£45,000 per annum exclusive (VAT may be applicable)

Freehold:

Our clients will sell the freehold interest of the ground floor and basement. Price on application.

Rateable Value:

To be reassessed.

EPC: An Energy Performance Certificate can be provided upon request.

Planning:

Class A1 (Retail). Class A2 (Retail office) and Class A3 (Restaurant) of the Use Classes Order 1987. 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:

Viewings must be arranged by prior appointment with Mary Ottey/Jonathan Hillman of the sole agents.



1. These particulars do not constitute, nor constitute any part of an offer or a contract.
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.
3. None of the statements contained in these particulars are to be relied on as statement of representation of fact.
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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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