



5 - 7 South Street, Epsom KT18 7PJ



Area

Approx 426 sq ft



Parking

Parking space to rear



Location

Prominent Town Centre
Location



Rent

£20,000 per annum

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London office: **020 8534 0008**
Maidenhead office: **01628 334154**

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GENERAL COMMERCIAL PROPERTY ADVICE

LOCATION

The property is situated on the periphery of Epsom Town Centre in a very visible location and opposite Pizza Express. There are numerous other local and national occupiers in the vicinity.

DESCRIPTION

The premises benefit from a double frontage and are approx 426 sq ft. There is a kitchenette and WC to the rear. We understand they have Use Class E and will be suitable for a variety of occupiers subject to Landlords consent. There is a parking space to the rear.

TERMS

Available by way of a brand new Full Repairing and Insuring Lease.

LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

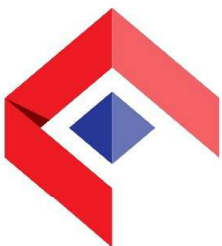
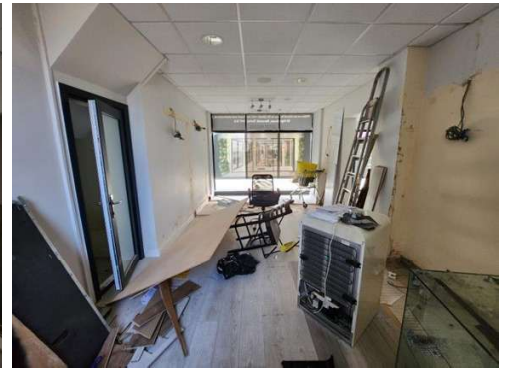
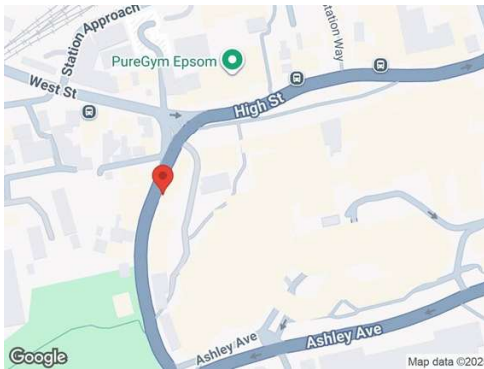
RATES

According to the Valuation Office the Rateable Value is £15,250 per annum. Interested parties are encouraged to make their own enquiries with Epsom and Ewell Council.

EPC

B 31

For further information please contact:
hello@obre.co.uk



O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | **Tel** 020 8534 0008

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