



GROUND FLOOR UNIT TO LET

48 High Street, Ewell Village, Surrey,
KT17 1RW

TO LET

Approx 806 sq ft (74.89 sqm)

DESCRIPTION

Opportunity to occupy a ground floor commercial unit with two allocated parking spaces in the heart of Ewell Village. The property is prominently positioned on the High Street benefitting from a wide frontage and comprises reception area, four partitioned rooms, kitchen, WC and side entrance to parking spaces. The property would suit a variety of occupiers under Class E.

Retail/Offices	761 sqft	70.70 sqm
Kitchen	45 sqft	4.18 sqm
TOTAL	806 sqft	74.88 sqm

RENT

£21,000 per annum exclusive plus Value Added Tax.

LEASE

New lease available, terms to be agreed.

LOCATION

Located in the heart of Ewell Village close to Costa Coffee and a variety of shops, restaurants and other businesses. Nearby occupiers include Sainsbury's Local and The Cooperative. Both Ewell West and Ewell East Stations are less than 10 minutes' walk away providing regular services to both London Waterloo and London Victoria. The A3 is approximately 5 minutes' drive away providing access to Central London and the M25 at Junction 10 (Cobham).

BUSINESS RATES

Rateable value £19,500 as from 1st April 2026, rates payable at 43.2p in the £. If you are eligible for retail, hospitality and leisure, relief a discounted multiplier of 38.2p in the £ may apply.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

C-70.

VIRTUAL TOUR

<https://tour.giraffe360.com/669bdc8ed1674c8eb9ac8b6508d202cd>

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
Apex House, 10 West Street, Epsom, KT18 7RG
T: 01372 740555
E: epsom@hsedwards.co.uk

DATE

February 2026

FOLIO NUMBER

30336(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

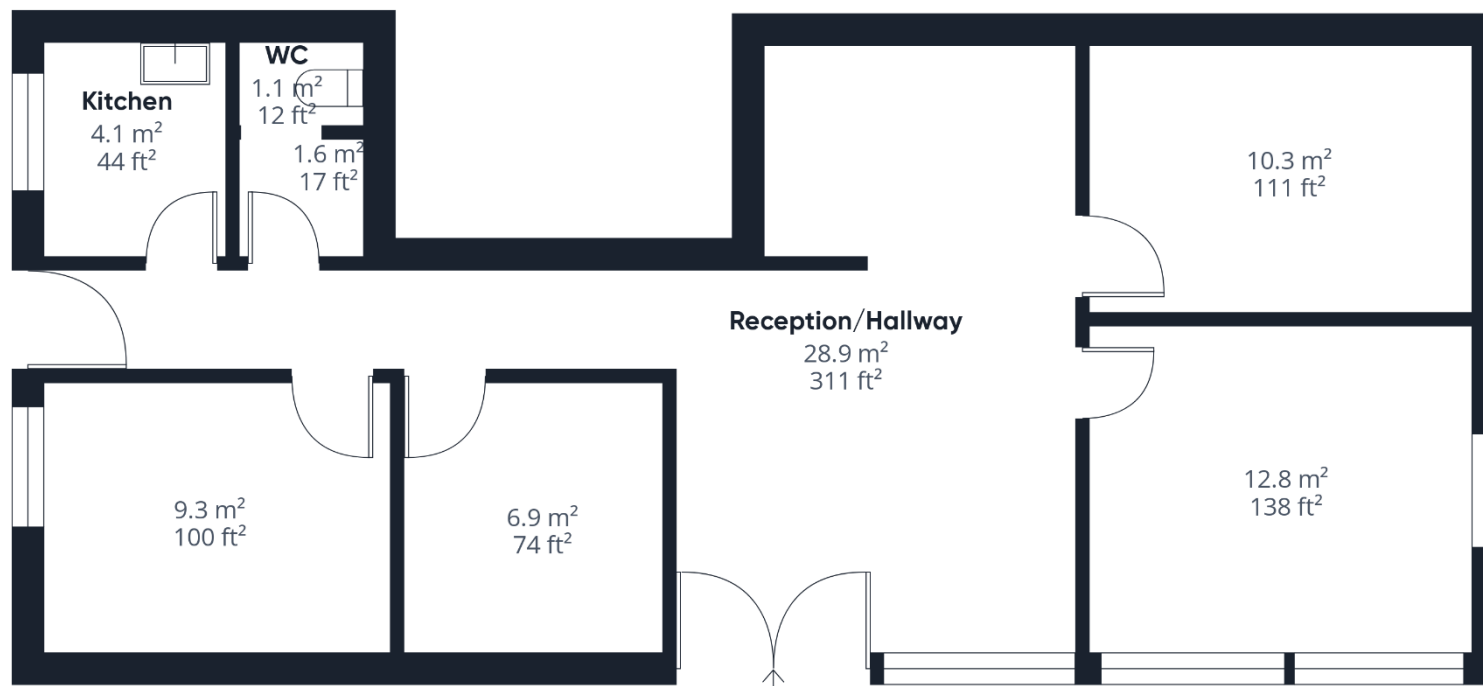
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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CR9 1TN
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www.hsedwards.co.uk



Approximate total area^m

75 m²
807 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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