



GROUND & FIRST FLOORS TO LET

HS HUGGINS STUART
E EDWARDS

37 The Street Ashtead, Surrey, KT21 1AA
£25,000 PER ANNUM EXCLUSIVE

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TO LET

Approx 1,356 sqft (125.97 sqm)

DESCRIPTION

Excellent opportunity to occupy a prominent end of terrace retail unit in the centre of The Street suitable for a multiple of uses within Use Class E (Commercial Business & Service). The property benefits from ground floor retail with rear access, W.C, first floor offices and external storage unit.

Ground Floor	621 sqft	57.69 sqm
First floor	550 sqft	51.09 sqm
External storage	185 sqft	17.19 sqm
TOTAL	1,356 sqft	125.97 sqm

RENT

£25,000 per annum exclusive plus Value Added Tax.

LEASE

New lease, terms to be agreed.

LOCATION

The property is situated in the heart of Ashtead Village amongst a variety of local and national occupiers including M&S, Cook Trading Limited and a Post Office. The Street forms part of the A24, a main thoroughfare between Epsom, Leatherhead and Dorking with the M25 junction 9 at Leatherhead being less than 5 minutes' drive away. Ashtead mainline rail station

provides regular services to London Waterloo and Guildford

RATES

Rateable Value: £19,250 at 49.9p in the £ (2025/26).

EPC

C-67

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

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

DATE

January 2026

FOLIO NUMBER

30329(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

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