

☆euronics RSM Domestic Appliances

01737 359657

www.rsmdomesticappliances.com

Sales
Spares

Service
Repairs

We Deliver

We Install

We Recycle old appliances

CLASS E UNIT TO LET

HS HUGGINS STUART
EDWARDS

1 TATTENHAM CRESCENT, EPSOM, SURREY, KT18 5QG
£26,000 PER ANNUM PLUS VAT

**1 Tattenham Crescent, Epsom, Surrey,
KT18 5QG**

TO LET

Approx 1,278 sqft (118.73 sqm) plus garage

DESCRIPTION

Prominent Class E unit in a popular local parade within walking distance of the famous Epsom Racecourse. The unit benefits from a wide frontage providing excellent window display, large ground floor sales area, kitchen, W.C., storage and garage to the rear of the property. The shop is suitable for a variety of uses under Class E.

Retail/storage	1,224 sqft	113.71 sqm
Kitchen	54 sqft	5.01 sqm
Garage	155 sqft	14.40 sqm
TOTAL	1,433 sqft	133.12 sqm

RENT

£26,000 per annum exclusive plus Value Added Tax.

LEASE

Assignment of existing lease to RSM Domestic Appliances Limited for a term of 10 years from 23rd November 2021 and rent review dated 23rd March 2026. Alternatively, new lease terms to be agreed subject to Landlord's approval.

LOCATION

The property is situated on the South side of Tattenham Crescent close to the junction with Tattenham Corner Road. Tattenham Crescent provides a good variety of occupiers including a Co-operative supermarket, Pearl Chemist, Wine

Rack, Morrisons Daily/Post Office and various restaurants. Tattenham Corner Rail station provides regular services to London Bridge and London Victoria. The nearby public car park offers 3 hours free parking. Epsom Town centre is only 2 miles away and the M25 can be accessed via Junction 8 at Reigate and Junction 9 at Leatherhead.

RATES

Rateable value £24,000. For non RHL occupiers the rates multiplier to be 43.2p in the £ and RHL occupiers at 38.2p in the £ (2026-27).

EPC

C-52.

VIRTUAL TOUR

<https://tour.giraffe360.com/e250e1f9511946cd9f7d4b488f33c26f/> .

LEGAL COSTS

Each party to pay their own legal costs.

CONTACT

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

DATE

May 2026

FOLIO NUMBER

30358

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

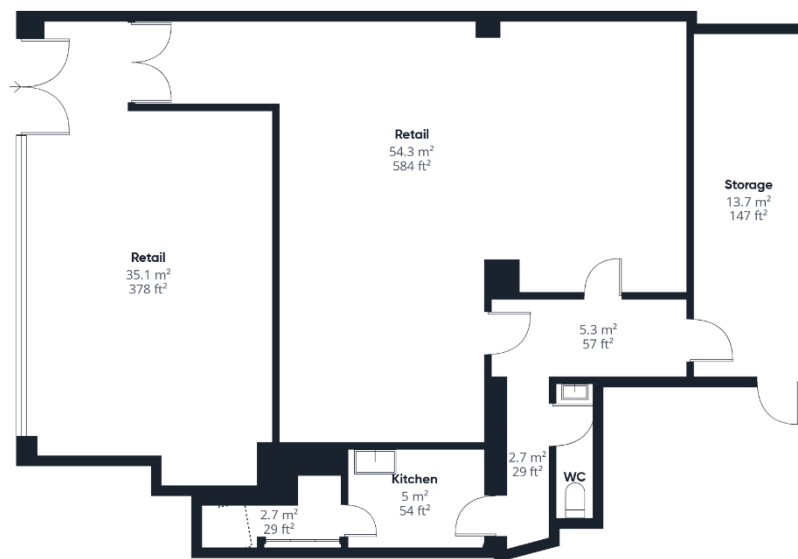
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

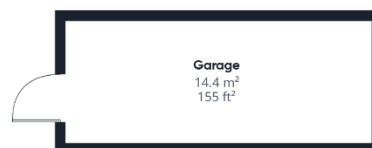
102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: 10 West Street, Epsom, Surrey, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk



Ground Floor



Approximate total area⁽¹⁾

135.6 m²

1459 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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