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CLASS E UNIT TO LET IN STONELEIGH

**25 STONELEIGH BROADWAY,
EPSOM, SURREY, KT17 2JE**



Location:

The subject property is located on the North side of Stoneleigh Broadway in a well established, busy retail parade. Stoneleigh is an affluent suburb approximately 11 miles from Central London. Stoneleigh Station (South Western Rail Services) is located a short walk away, providing access to London Vauxhall in around 25 mins.

Nearby multinational occupiers include Sainsburys Local, Ladbrokes and Co-operative Food. In addition to various well-established independent operators.

Accommodation:

The unit is arranged over a Ground Floor only and has the following approximate net internal areas:

Ground Floor: 895 sq. ft. (83.15 m²)

External Store: 120 sq. ft. (11.15 m²)

The property also benefits from the potential to demise a car parking space.

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

O.I.E.O. £22,000 per annum exclusive.

Lease:

The premises are available by way of a new lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

