



FREEHOLD FOR SALE

HS HUGGINS STUART EDWARDS

**1 WEST STREET, EPSOM, SURREY, KT18 7RL
O.I.E.O. £200,000**

1 West Street, Epsom, Surrey, KT18 7RL

FOR SALE

Approx 969 sqft (90 sqm)

DESCRIPTION

Grade II listed building presently occupied by a taxi office comprising ground, first and second floors with rear pedestrian access and outbuildings.

Ground floor	541 sqft	50.3 sqm
First floor	239 sqft	30.0 sqm
Second floor	104 sqft	9.7 sqm
TOTAL	969 sqft	90.0 sqm

FREEHOLD

Offers in excess of £200,000.

LEASE

15 year lease inside the Landlord & Tenant Act from 19th September 2019 to Viceroy Cars Limited with tenant break option on the last day of the 10th year, passing rental £13,500 per annum exclusive.

LOCATION

Epsom is located approximately 17 miles southwest of Central London and ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead). Situated on the North side of West Street the property benefits from easy access to the High Street and other town centre amenities including Epsom mainline rail station which provides regular

services to both London Waterloo and London Victoria (approx. 35 minute journey).

RATES

Rateable Value £8,000 @ 43.2p in the £ as from 1st April 2026.

EPC

D-96.

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
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DATE

June 2026

FOLIO NUMBER

30359

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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