

# PRIME A1/A3 UNIT TO LET

## 42 High Street, Epsom, KT19 8AH

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[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- Prime corner location on High Street
- New 6 screen cinema adjacent opening in 2020

### LOCATION

Epsom is an affluent Greater London commuter town approximately 15 miles of Central London, 7 miles south of Kingston and 8 miles south west of Croydon.

The subject property occupies a prime corner location on High Street, immediately adjacent to **McDonalds**. Other retailers in close proximity include **Poundland, Waterstones, Fat Face, JD Sports, Savers, Ryman** and **HSBC**.

The entrance into the leisure focused Epsom Square is immediately adjacent. Current occupiers include **Nandos, Simply Greek, Slug & Lettuce, Be at One, Blacks Burgers** and other regional leisure operators. A new 6 screen **Picturehouse Cinema** is due to open in 2020.

### TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

### RATES

Rateable Value (2020) - TBC

Interested parties should make enquiries with Epsom Council.

### ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

#### LET AS A WHOLE

Ground Floor Sales: 173.7 sq m 1,869 sq ft

Basement Ancillary: 57.1 sq m 614 sq ft

#### POTENTIAL SPLIT

##### UNIT A

Ground: 1,119 sq ft

Basement: 614 sq ft

##### UNIT B

Ground: 689 sq ft

### RENT

£80,000 per annum exclusive of rates, service charge and VAT as a single unit.

Rent to be confirmed as a split.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



### INSPECTIONS

Viewing is strictly by appointment with:

**Craig Cawthorne**

020 7182 7498

[craig@fawcettmead.co.uk](mailto:craig@fawcettmead.co.uk)

Subject to Contract



Epsom



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