

# PRIME RETAIL UNIT TO LET

42 High Street, Epsom, KT19 8AH

7-8 Conduit Street  
London, W1S 2XF  
020 7182 7480  
www.fawcettmead.co.uk



Retail property expertise

- Prime corner location on High Street
- Well configured retail unit

## LOCATION

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

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

The entrance into the leisure focused and newly rebranded Epsom Square is adjacent to the subject property. Current occupiers of this scheme include **Nandos**, **Slug & Lettuce**, **Blacks Burgers** and a number of regional A3 operators.

## ACCOMMODATION

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

Ground Floor Sales:	236.8 sq m	2,549 sq ft
Basement Ancillary:	25.08 sq m	270 sq ft

## RENT

£115,000 per annum exclusive of rates, service charge and VAT (if applicable).

## RATES

Rateable Value (17/18) - £82,000

Interested parties should verify these figures with Epsom Council (01372 732 000).

## TENURE

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

## SPECIFICATION

The premises are handed over in their existing condition.

## COSTS

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

SUBJECT TO VACANT POSSESSION



## INSPECTIONS

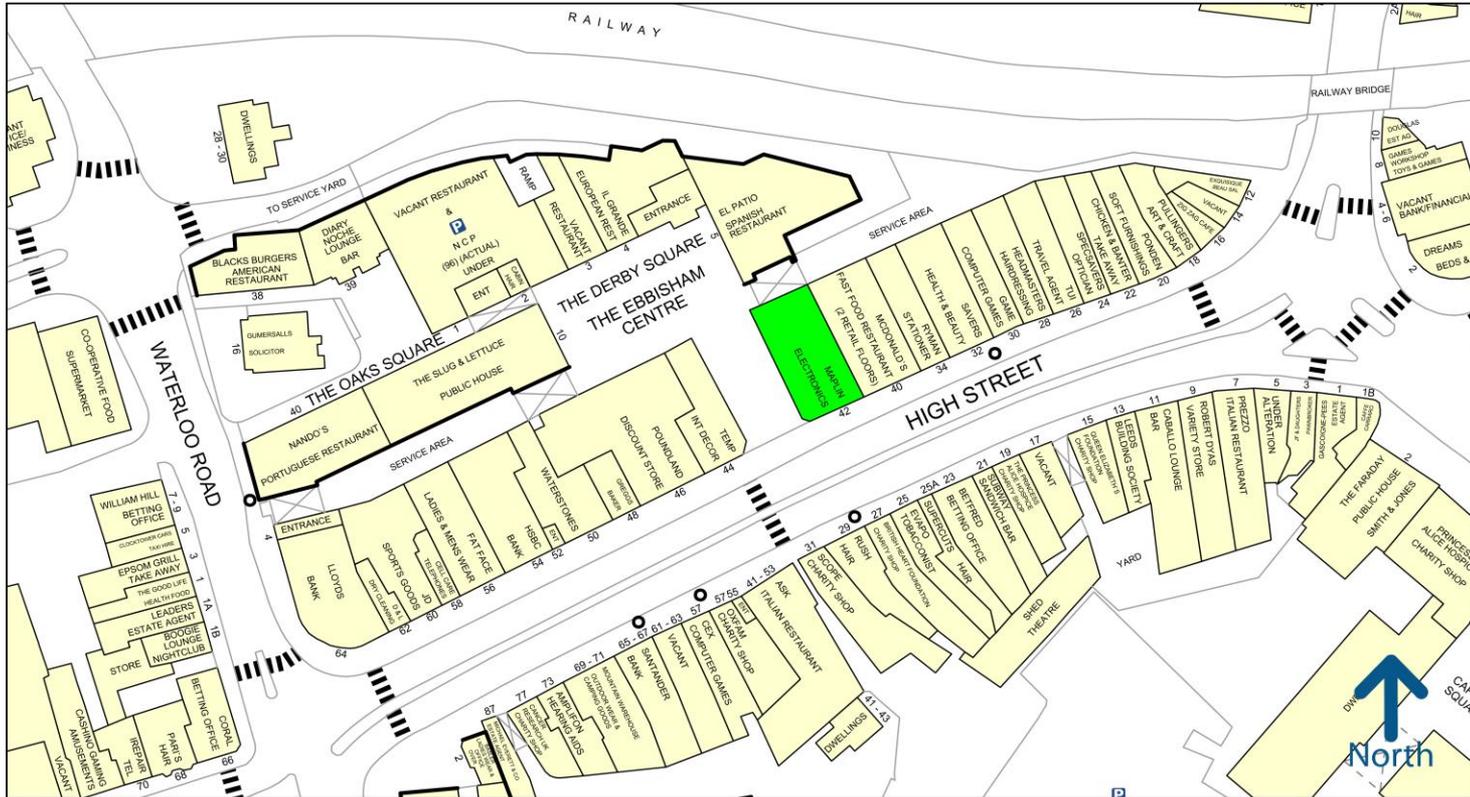
Viewing is strictly by appointment with:

**Nick Carvey**  
020 7182 7493  
nick@fawcettmead.co.uk

Subject to Contract / Vacant Possession



Epsom



Experian Goad Plan Created: 29/05/2018  
Created By: Fawcettmead



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, agents, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.