

PART GROUND FLOOR OF 34 UPPER HIGH STREET EPSOM

KT17 4QJ

bf.

brasierfreeth.com

Shop - To Let

UPPER HIGH STREET EPSOM

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Retail Opportunity
TO LET

KEY DETAILS

- **Sublet of part**
- New sublease available
- Opposite Lidl store
- Adjacent to Howden Insurance Brokers

LOCATION

Situated on Upper High Street opposite Lidl and adjacent to Howden with a good variety of local independent traders nearby.

DESCRIPTION

The unit is to be created from a part of the existing Howden Insurance Brokers unit and is to comprise a ground floor lock up shop.

ACCOMMODATION

The premises are to have the following approximate floor area:

	Sq.m	Sq.ft
Ground Floor Area	83.61	900

Please note these floor areas may change once the new unit is created.



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TERMS

A new lease is available for a term to be agreed subject to 5 yearly upwards only rent reviews.

RENT

On application.

EPC

An EPC is to be commissioned once the new unit is created.

SERVICE CHARGE

There is to be a service charge payable per annum for the service charge year. Full details to be confirmed.

BUSINESS RATES

The premises will be reassessed once the new unit has been created. For rates information please refer to the Local Charging Authority, Epsom and Ewell Borough Council - 01372 732000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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