



**Rent** £23,000 Per annum    **Size** 358 Square feet    **Ref** #3422

## Address

**Address:** 20a Upper High Street

**Postcode:** KT17 4QJ

**Town:** Epsom

**Area:** Surrey

## Location

Upper High Street is a well-established commercial location in Epsom town centre, offering a mix of retail, food and beverage outlets and other local businesses. The area benefits from its proximity to the town centre's amenities, public transport links and the Odeon cinema (adjacent), which helps attract visitors throughout the day and into the evening. The location is well suited to businesses seeking a town-centre presence with passing pedestrian traffic.

## Description

Rent £23,000 p.a.

An excellent opportunity to rent these hot food premises on a new lease in popular Epsom town centre, situated adjacent to the Odeon cinema.

The property was previously occupied by a grill food business and extends to approximately 358sq ft. Extraction was previously installed, although we are unable to confirm its current condition or working order. Prospective tenants should make their own enquiries regarding the suitability of the premises for their use and any necessary extraction works.

The premises would suit a variety of different users and is not limited to food and beverage occupiers.

The premises are available on a new lease, for a term to be agreed.

Please note that the landlord will not consider convenience stores, mobile phone, vape shops, or cake shops.

Early viewing recommended.

EPC Band - B.

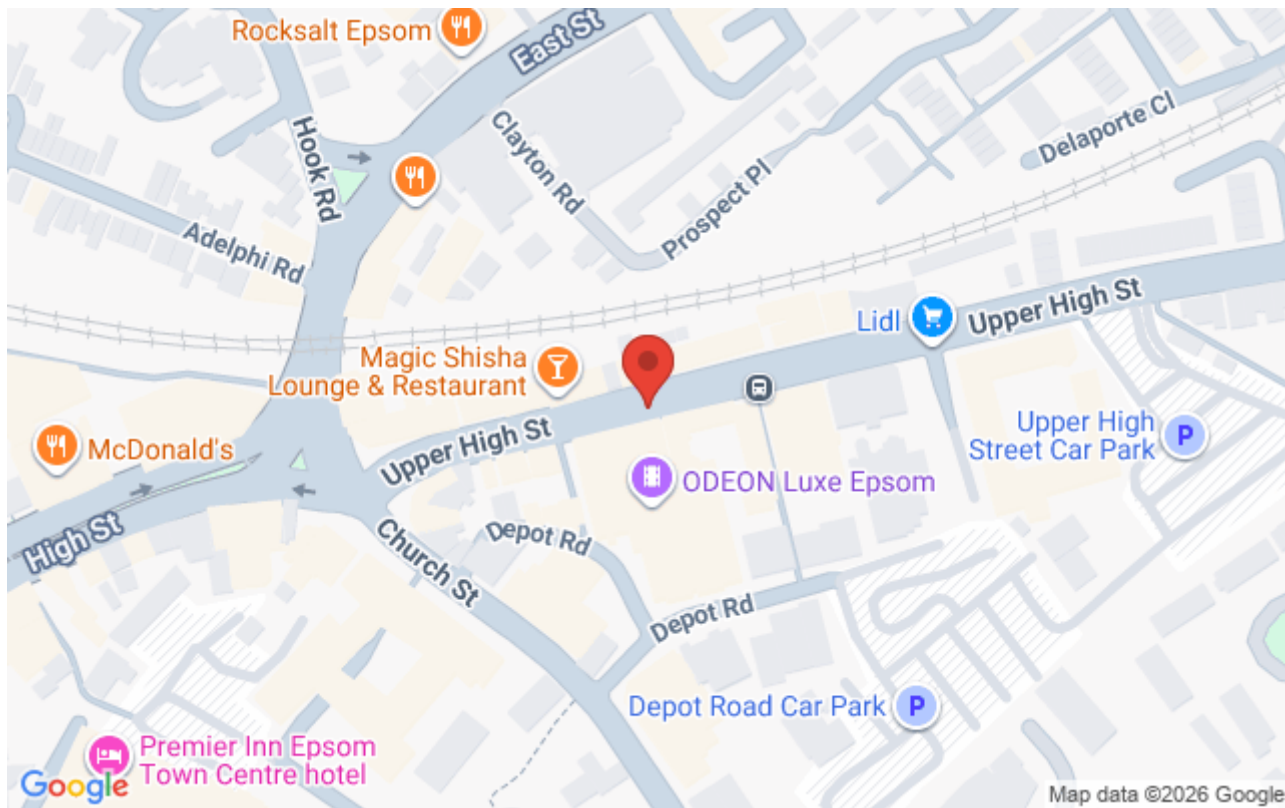
## General Information

|                        |                                                                                                                                               |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tenure:</b>         | Leasehold                                                                                                                                     |
| <b>Rent:</b>           | £23,000 Per annum                                                                                                                             |
| <b>Legal fees:</b>     | Not specified                                                                                                                                 |
| <b>Rateable value:</b> | The VOA website states a rateable value of £11,000- Small Business Rates Relief should therefore be available, subject to the usual criteria. |
| <b>Lease details:</b>  | New FRI lease for a term to be agreed.                                                                                                        |

## Features

✓ 'E' Use class    ✓ Densely populated area    ✓ Immediately available    ✓ Must be seen

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

