SHOP - TO LET

PART GROUND FLOOR OF 34 UPPER HIGH STREET EPSOM KT17 4QJ

bf.
brasier freeth

UPPER HIGH STREET EPSOM

KT17 4QJ

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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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds or the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.

Epsom (Organisation)

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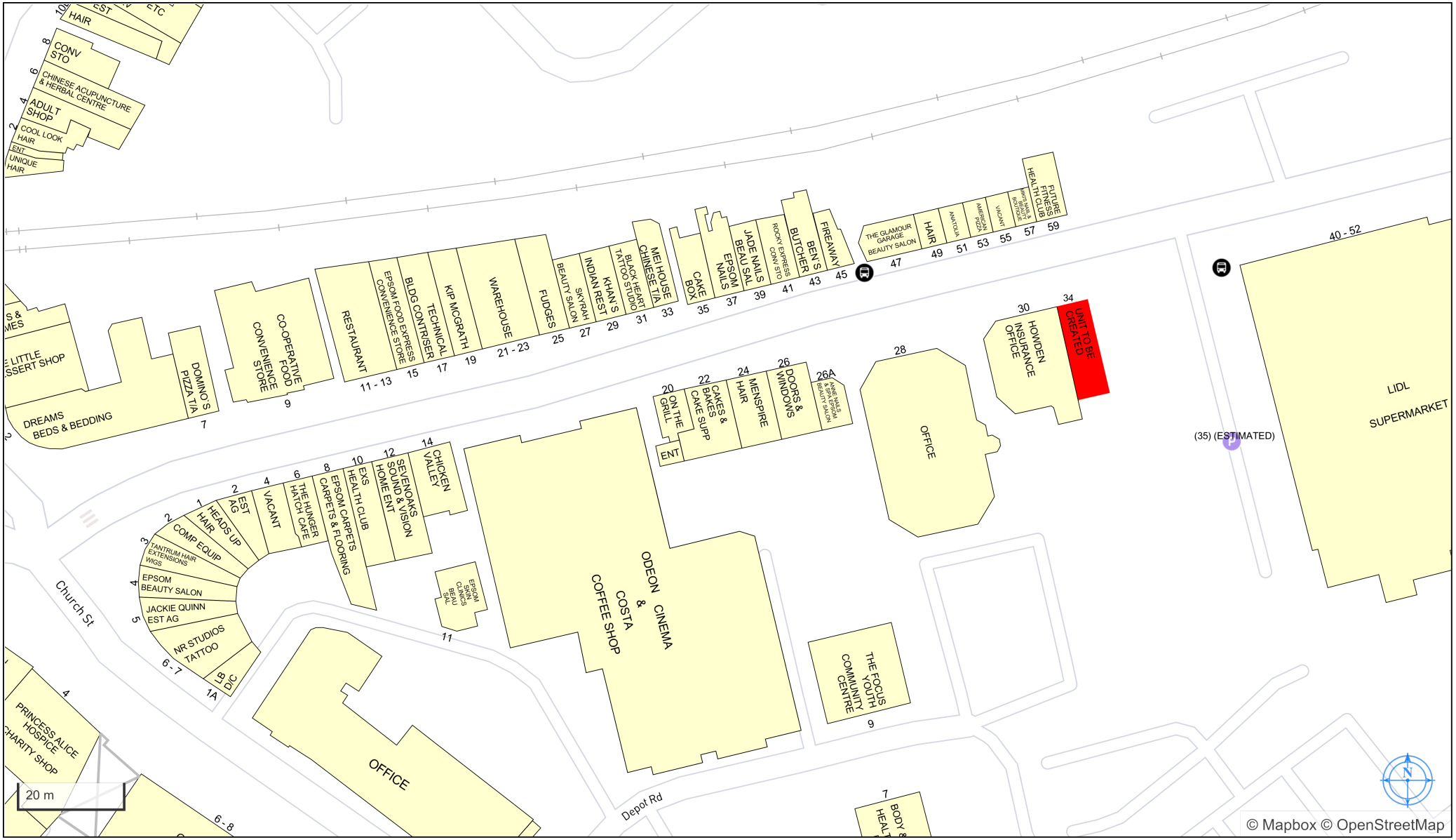

Experian Goad Plan Created: 01/04/2026

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Ordnance Survey

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