



## PRIME RETAIL SHOP EPSOM TOWN CENTRE TO LET



**1 Waterloo Road, Epsom, Surrey KT19 8AY**

### **Location**

A high footfall location close to the main High Street and a short walk from the Railway Station.

### **Type**

A two storey mid terrace shop premises with first floor office/storage rooms.

### **Area**

Ground Floor Shop Sales – 500 square feet  
First Floor Office/Storage – 360 square feet  
**Total Net Internal Area – 860 square feet**

### **Lease**

A new full repairing and insuring Lease for a term of years to be agreed.

### **Rent**

£24,000 per annum exclusive.

### **Further Details/Viewing**

Please contact Sole Agents, Wallakers Commercial on 020 8399 5381

[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)

*Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.*

**LOCATION:** The property is situated near the junction of Waterloo Road with Epsom High Street and a short walk from the Railway Station. Nearby traders include Co-op, Lloyds Bank, Nandos and Coral. The main Ashley Shopping Centre is close by.

**DESCRIPTION:** A two storey inner terrace shop/office building providing the following areas/dimensions: -

Gross Frontage – 15' 10"

Internal Width – 14' 6"

Shop Depth – 37' (11.9 metres)

Ground Floor Sales Area – 500 square feet

Staircase to:

Three Rooms, Kitchenette and Washroom Facility – Net Area – 360 square feet

**Total Net Internal Area – 860 square feet (46 square metres)**

Features include: -

- \* Modern steel framed and glazed window display frontage
- \* Prominent full width shop fascia signage over
- \* Laminate floor covering to sales area
- \* Modern timber panelling to walls
- \* Modern suspended mineral panel ceiling with diffused light fittings
- \* Partitioned office/storage rooms to first floor
- \* Small kitchenette facility
- \* Small washroom facility
- \* Access to additional loft storage area

**PLANNING:** The property falls under the new 'E' Planning Use Class which includes retail, restaurant, office, medical and gymnasium uses.

**BUSINESS RATES:** Approximately £10,000 per annum for the current Rating Year (2021/22).

**LEASE:** The shop is offered on a brand new full repairing and insuring Lease for a term of years to be agreed.

**RENT:** **£24,000** per annum exclusive

**EPC:** An Energy Performance Certificate has been commissioned and will be made available to interested parties.

**LEGAL COSTS:** Each party to cover their own legal costs.

**FURTHER DETAILS/  
VIEWING:** Strictly by appointment only with Sole Agents, Wallakers Commercial 020 8399 5381

Seamus Mullaney: [smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com)