

# Shop to let.

Epsom, 46 High Street.

KT19 8AJ.



Picture House opening soon.

Upper parts available if required.

## Contact.

### Callum Stephenson

callum.stephenson@gcw.co.uk  
020 7647 4808

### Gareth Storer

gareth.storer@gcw.co.uk  
020 7647 4825

## Location.

Two minutes walk from Epsom Station, the property is located in prime position on the high street.

Nearby retailers include **Waterstones, FatFace, JD Sports, Mountain Warehouse, ASK Italian** and **Rush Hair**.

The unit backs onto Epsom Square where a new **Picture House** cinema will be opening in 2020 adding to a leisure offer that includes **Nando's, Black Burgers** and **Be at One**.

## Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	13.39 m	43 ft 11 in
Net Frontage	12.49 m	40 ft 11 in
Ground Floor Sales	421.04 sq m	4,542 sq ft
Basement Ancillary	469.99 sq m	5,059 sq ft

## Rent.

£120,000pax.

## Business Rates.

**Rateable Value** To be reassessed.

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority.

## Lease Terms.

The property is available by way of a new 10 year full repairing and insuring lease subject to 5 yearly upward only rent reviews.

## Energy Performance Certificate.

Band D. Report available on request.

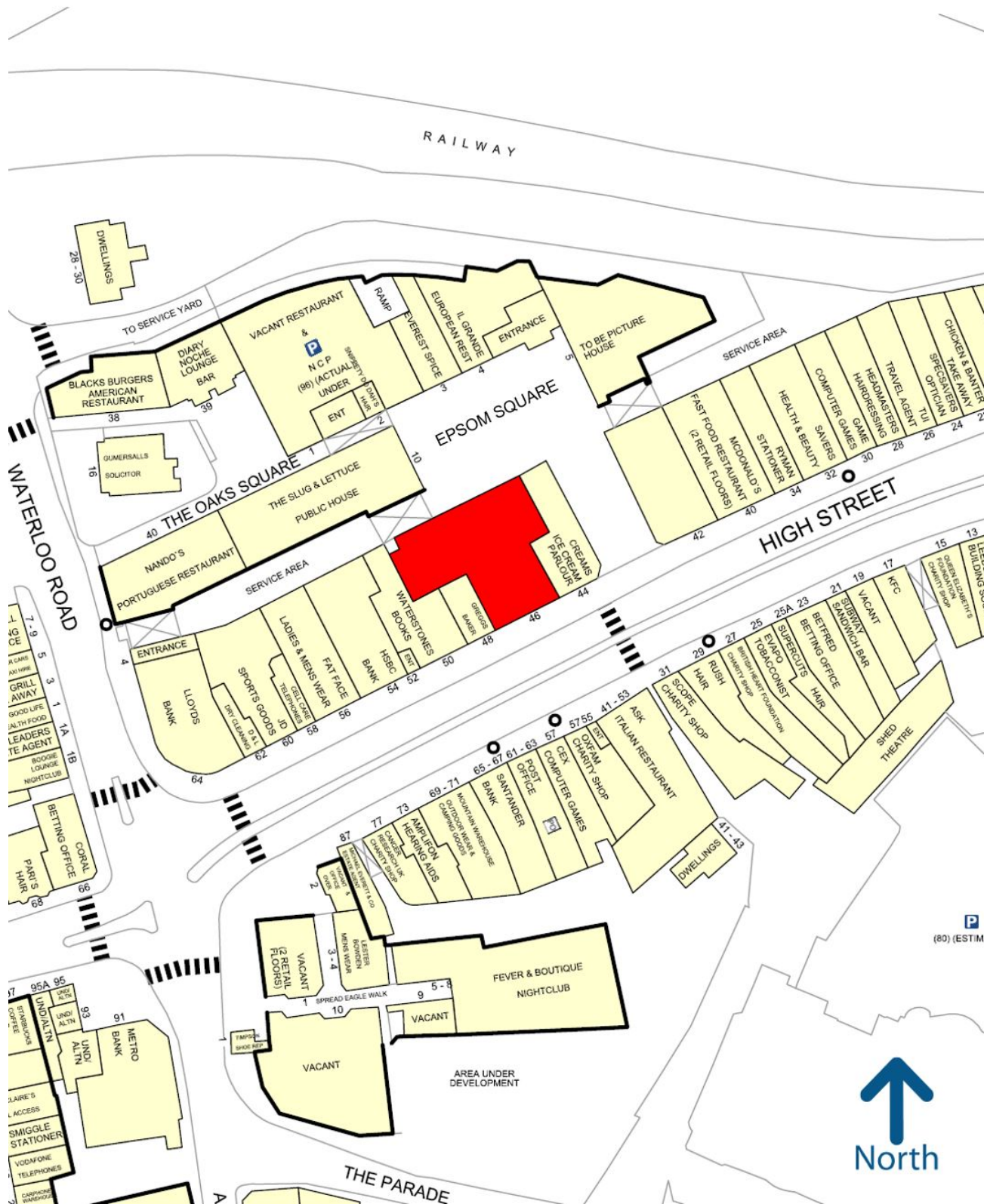
## Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

April 2021

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