



113 HIGH STREET - EPSOM UNIQUE RESTAURANT OPPORTUNITY

LOCATION

Epsom is a highly affluent London commuter town with a shopping catchment of 159,000. The shopping centre, anchored by **Waitrose & M&S**, leads off the busy High Street and is a short walk from the train station.

Epsom has a wide-ranging tenant mix and possesses numerous well-known restaurants, such as **Nando's, Loungers, Ask, Pizza Express & Bills**.

This **listed character building** has class E planning consent and is located in a highly visible position. It fronts Epsom's busy High Street and close to the entrance to the Ashley Centre, with nearby **F&B** operators including **Pref, Starbucks** and **Organico**.

ACCOMMODATION

Gross internal floor areas:-

Ground Floor	334.35 m²	3,599 sq ft
First Floor	287.72 m²	3,097 sq ft
Second Floor	163.04 m²	1,755 sq ft

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed.

RENT

Offers in the region of £100,000 pax.

BUSINESS RATES

Rateable Value	£118,000
UBR (2021/22)	51.2p

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 on 01372 732000.

SERVICE CHARGE

The service charge budget for this financial year is £7,125 pa.

ENERGY PERFORMANCE CERTIFICATE

The building is listed and therefore is not required to comply with standard energy performance legislation.

LEGAL COSTS

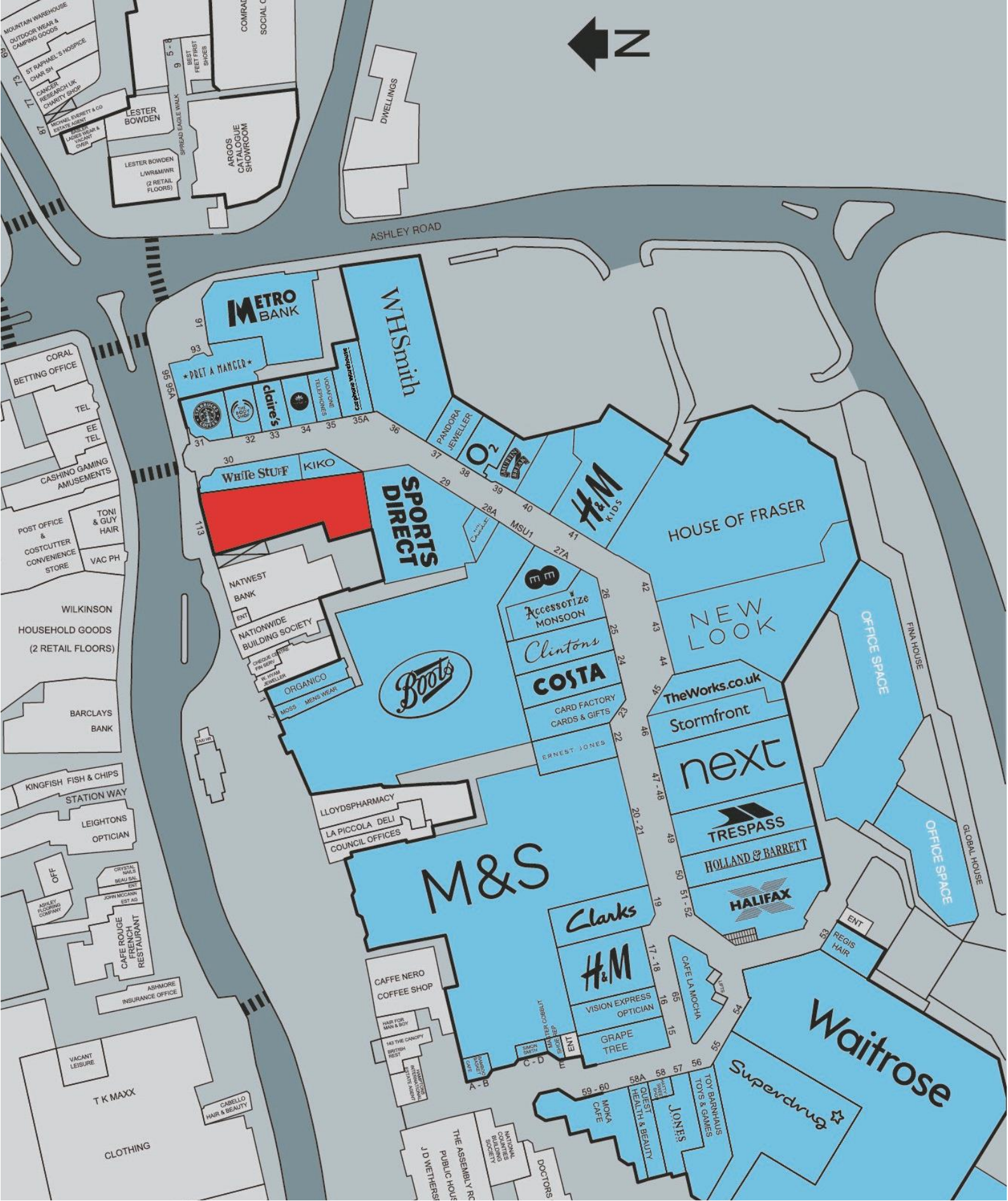
Each party to be responsible for their own costs.

Subject to Contract April 2021

VIEWING:

James Merrett james.merrett@eur.cushwake.com **020 7152 5082**

Rupert Rudkin rupert.rudkin@gcw.co.uk **020 7647 4826**
Duncan Kite duncan.kite@gcw.co.uk **020 7647 4804**



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CUSHMAN & WAKEFIELD
 020 7935 5000
 www.cushmanwakefield.com

James Merrett
 james.merrett@eur.cushwake.com
 020 7152 5082

020 7408 0030
 gcw.co.uk
GCW.

Rupert Rudkin
 rupert.rudkin@gcw.co.uk
 020 7647 4826

Duncan Kite
 duncan.kite@gcw.co.uk
 020 7647 4804