



5 High Street, Tadworth,  
Surrey, KT20 5SD

Class 'E' / Retail /  
Office Premises

**TO LET**

## PROPERTY SUMMARY

- Well-presented class 'E' / retail / office premises to let
- Close to M25 Junction 8 and Tadworth Railway Station
- Ample unrestricted parking close-by
- Total net internal area 487 sq.ft (45.25 sq.m)
- Available at initial rent of £14,000 per annum exclusive

## LOCATION

The premises occupies a good position on Tadworth High Street within a small parade of shops. There are a number of shops, restaurants and other amenities in the local vicinity.

Tadworth benefits from good road and rail connections with Junction 8 of the M25 close-by at Reigate Hill. There is also a mainline railway station within easy walking distance providing regular services to Croydon and central London.

## ACCOMMODATION

The premises comprise a Class 'E' / retail / office unit which would suit a variety of occupiers. The property is configured to provide a main retail / office area to the front with a small office / storage space to the rear. The accommodation and net internal floor areas are as follows:-

Main Retail / Office Area	402 sq.ft	(37.35 sq.m)
Office / Storage	85 sq.ft	(7.90 sq.m)
<b>Total</b>	<b>487 sq.ft</b>	<b>(45.25 sq.m)</b>

## TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £14,000 per annum exclusive.

### Subject to contract

## VAT

We understand that VAT is **not** applicable to the rent.

**RATES** – To be assessed

**EPC** – This property has an EPC rating of C (53)

**LEGAL COSTS** - Each party to bear their own costs.

**For further information or to view please contact:**

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