



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 £13,000 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)
Total	487 sq.ft	(45.25 sq.m)

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 £13,000 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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