

MAKING
PROPERTY
WORK

SHW

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THE
GINISTRY *EpSom*

TO LET

**BAR PREMISES – 1,213 SQ FT (112.67 SQ M)
39 THE OAKS SQUARE, EPSOM KT19 8AS**

DESCRIPTION

Ground floor commercial unit which has operated as a bar and benefits from an alcohol licence. The unit comprises bar and seating area, WC facilities, storage and external outside area at the front of the premises.

SALE OF ALCOHOL – ON THE PREMISES

Sunday to Wednesday 11:00 to 23:00

Thursday to Saturday 11:00 to 00:00

There is also the provision of Regulated Entertainment (Live and Recorded Music).

LOCATION

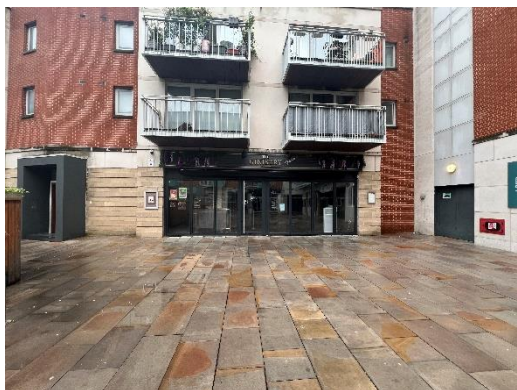
The property is located The Oaks Square, Epsom.

Local occupiers include Nando's, Be At One, Anytime Fitness, Picture House and Epsom Social.

Epsom Railway Station is located 0.1 miles from the property, providing services to Horsham, Guildford, Clapham Junction, London Victoria, London Bridge and London Waterloo.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
GROUND FLOOR	1,213	112.67



AMENITIES / OPPORTUNITY

- Ground floor bar premises with outside area.
- Located in The Oaks Square, Epsom.
- Local occupiers include Nandos, Be At One and Anytime Fitness.

RENT

£30,000 per annum exclusive.

PREMIUM

A premium is to be agreed.

TENURE

The unit is available via lease assignment on a lease which expires in April 2027. The lease is contracted inside the Landlord & Tenant Act 1954.

New lease may be available, subject to Landlord's consent.

RATES

The property has a Rateable Value of £23,500.

VAT

VAT will be charged on the quoting terms.

EPC

The property has an EPC Rating E.

VIEWINGS – 020 8662 2700

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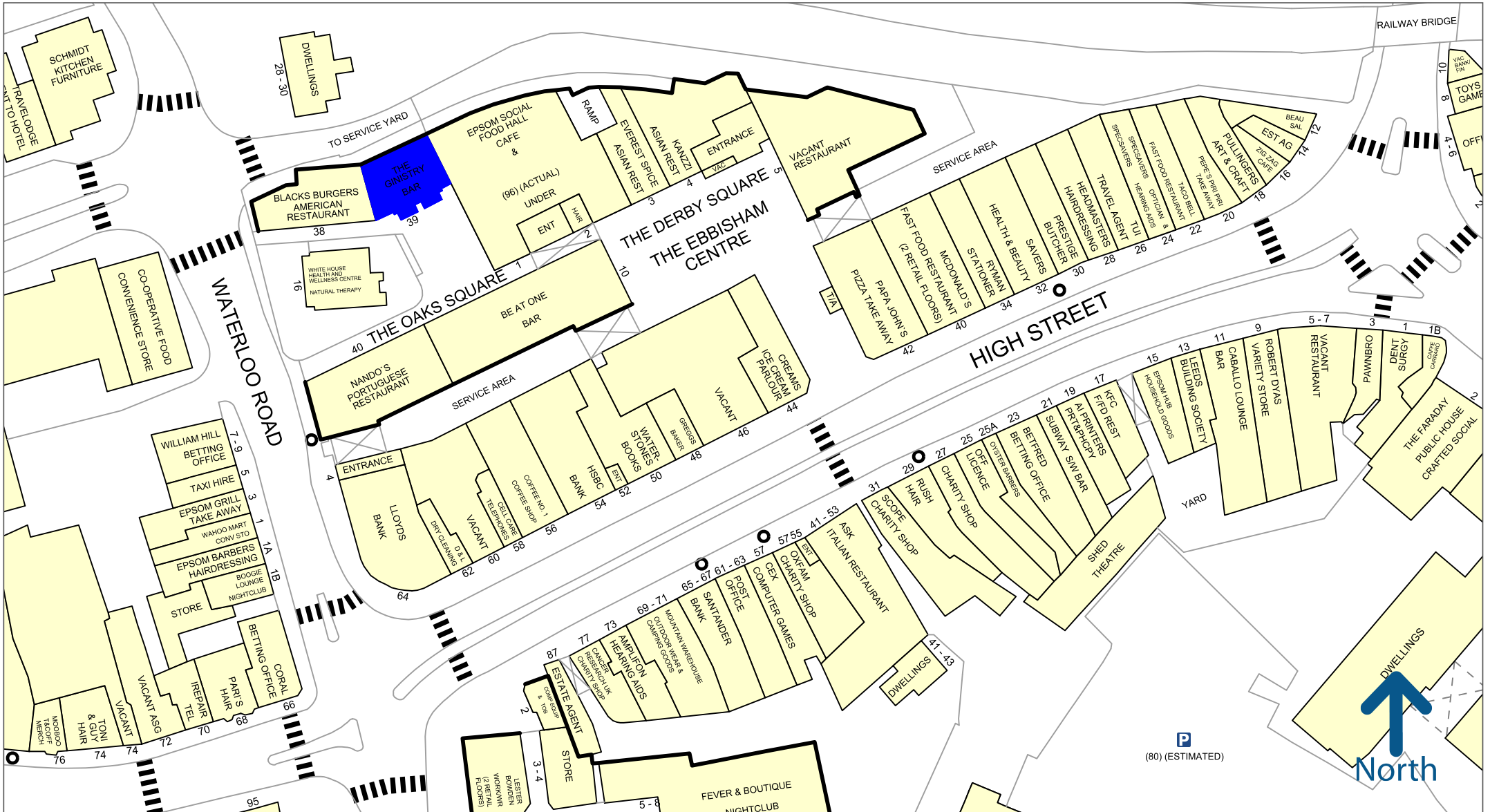


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50 metres

Experian Goad Plan Created: 06/11/2024

Created By: Stiles Harold Williams

For more information on our products and services:

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