



EPSOM  
SQUARE

**GROUND FLOOR A3 RESTAURANT SPACE** (other uses subject to planning)  
**FROM 3,000 SQ.FT to 8,000 SQ.FT**  
**Derby Square, Epsom, Surrey KT19 8AG**



## LOCATION

Epsom is a popular and rapidly growing commercial centre that in the last few years has been voted as one of “the best” places to live in the country. Located just 17 miles south west of Central London, it is ideally positioned for access to the M25 and the National Motorway Network.

Epsom Square is in the centre of the town, just across the road from Epsom railway station, and next to the High Street shopping area. On-site NCP parking is available, accessed from Waterloo Road. The car park has been awarded the Park Mark standard for safety. Car park opening hours 5am until midnight seven days a week.

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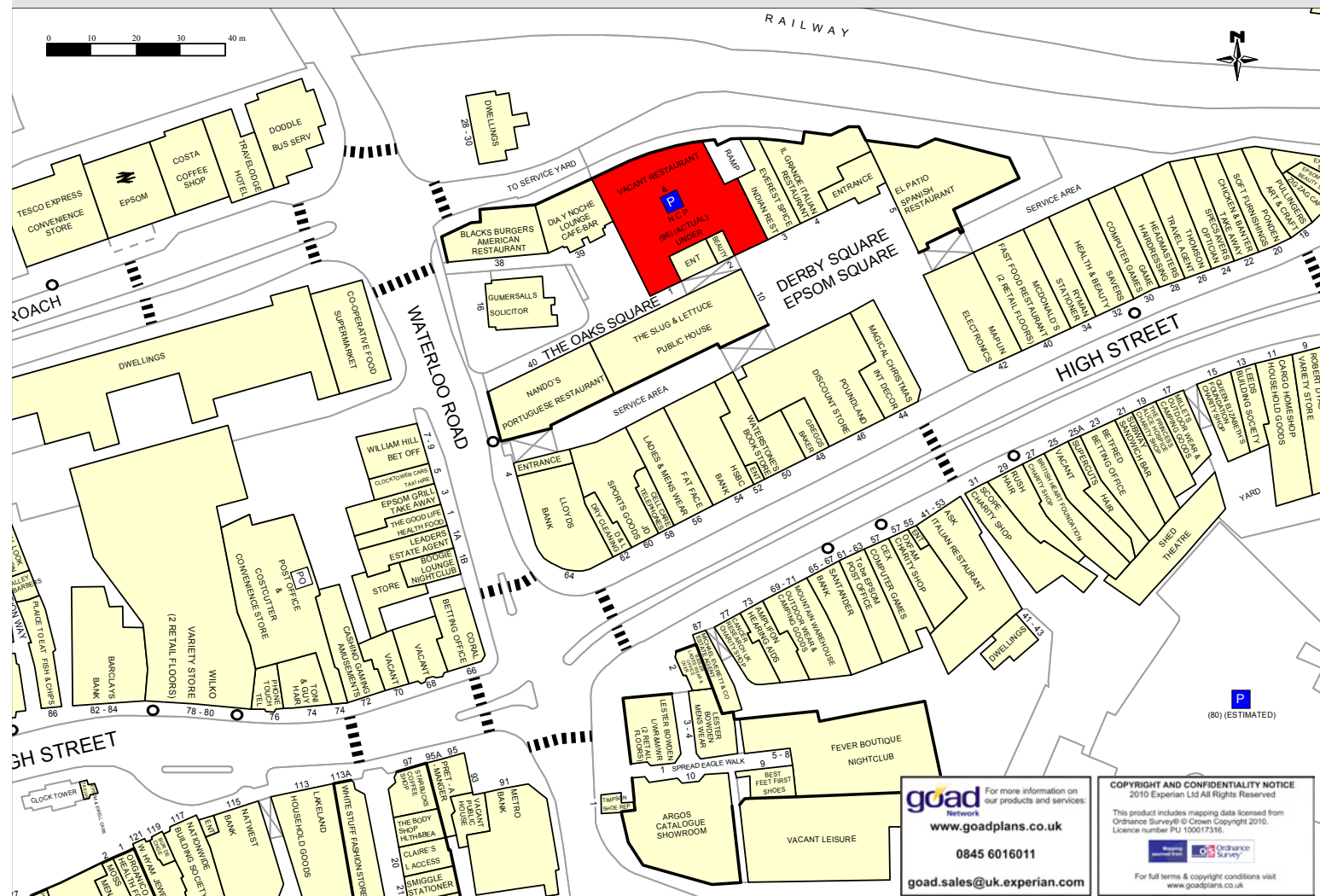
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## DESCRIPTION

GROUND FLOOR A3 RESTAURANT SPACE  
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The unit comprises a spacious double-aspect unit with extensive glazed frontages plus full staff and customer facilities. It lends itself to a variety of Retail, Restaurant and Leisure Uses (subject to planning).

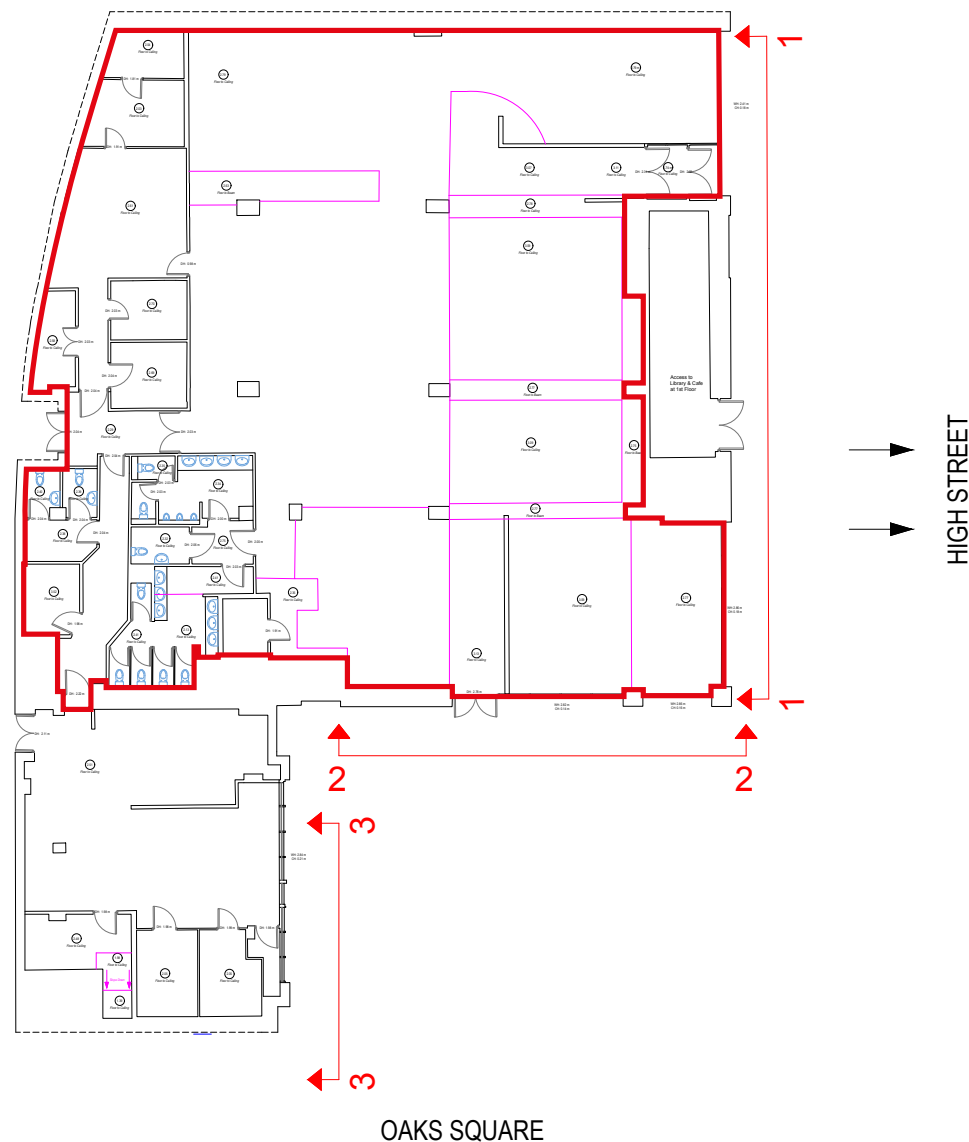


## ACCOMODATION

Epsom Square offers a selection of bars and restaurants including Slug & Lettuce, Nandos and Blacks Burgers. The Centre also benefits from The Library and other lifestyle users.

Ground Floor Unit A	3000 sq ft
Ground Floor Unit B	5000 sq ft
Total Retail (A3) Area	8000 sq ft
Maximum Size (sq ft) 8000 - Net Internal Area	

Red line on plan defines total retail area available.



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**Rent/Price**

On Application.

**Terms**

A new FRI Lease for terms to be agreed

**Planning**

A3 (Restuarant) - other users considered but subject to planning.

**Rateable value**

To be confirmed.

**UBR**

To be confirmed.

**Approx. Rates payable**

To be confirmed.

**Service charge**

On application.

## VIEWING

Strictly via the lessor's sole agents



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