

OPPOSITE STONELEIGH STATION

CLASS 'E' SHOP/OFFICE (CURRENTLY A DRY CLEANERS) TO LET



15 Stoneleigh Broadway, Stoneleigh, Epsom, Surrey, KT17 2JA

Location

The property is situated in a busy parade of shops serving Stoneleigh Broadway Village directly opposite the Railway Station.

Lease

A new full repairing and insuring Lease for a term of up to three years is offered.

Type

A ground floor shop/office (Currently a Dry Cleaners Business) measuring approximately 700 square feet (65 square metres).

Business Rates

Nil Business Rates for the year ending 31st March 2026.

Rent

£22,000 per annum exclusive

Further Details/Viewing

Please contact Seamus Mullaney or Carlie Sandys on 020-8399-5381.

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

LOCATION:	The property forms part of the busy Stoneleigh Broadway shopping parade close by to its junction with Rosedale Road and directly opposite Stoneleigh Railway Station.
DESCRIPTION:	<p>A ground floor commercial shop/office premises forming part of a three storey inner terrace mixed residential and commercial building.</p> <p>The ground floor shop is currently occupied and trading as a Dry Cleaners Business and provides the following areas/dimensions:</p> <p>Gross Frontage – 16' 10"</p> <p>Shop Depth – 49'</p> <p>Net Internal Area – 700 square feet (65 Square Metres) plus small rear washroom facility.</p> <p>Features Include:</p> <ul style="list-style-type: none">• Modern metal framed and glazed display window frontage with central entrance door;• Prominent illuminated fascia signage;• Suspended ceiling with diffused light fittings;• Tiled floor coverings throughout;• Free customer car parking to front of property;• Rear small washroom facility.
PLANNING:	The shop has the benefit of Planning Use Class 'E' which includes retail, office, restaurant, café and medical/leisure uses.
BUSINESS RATES:	Nil Business Rates payable (subject to small business rates relief eligibility) for the year ending 31 st March 2026.
TERMS:	A brand new full repairing and insuring Lease for a term of up to three years is offered.
RENT:	£22,000 per annum exclusive
EPC:	Energy Efficiency Rating – A20
FURTHER DETAILS/VIEWING:	<p>Strictly by appointment with Landlords Sole Agents, Wallakers Commercial on 020-8399-5381.</p> <p>Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com</p>