

# TO LET

OFFICE OR STORAGE USE

**THE OLD BAKERY, REAR OF CASTLE PARADE,  
EWELL, EPSOM, KT17 2PR**



**1,067 SQFT (99 SQ M)**

- **ONSITE PARKING AVAILABLE**
- **20 MINUTE DRIVE FROM JUNCTION 9 OF THE M25**
- **LARGE CATCHMENT AREA**

## Location

Castle Parade in Ewell is an ideal trading location, conveniently situated just off the A240 (Ewell By-Pass) and the A24 Junction. This area is well-supported by a variety of local businesses, making it a convenient hub for commerce and services. The strategic location ensures excellent accessibility attracting a steady flow of customers and clients.

## Description

The property is situated behind the shops at Caste Parade. It consists of 2 floors of office/storage space and includes 2 parking spaces to the front of the property.

## Size

The property offers the following approximate dimensions and net internal floor areas:

- Ground Floor
  - NIA: 647 SQ FT (60 SQ M)
- First Floor
  - NIA: 420 SQ FT (39 SQ M)

## Rateable Value

Rateable Value: £13,500  
<https://www.gov.uk/find-business-rates>

Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the local council.

## Energy Rating

EPC Rating: C-69

## VAT

We understand that VAT will not be chargeable on the rent.

## Planning

Currently Use Class E

## Legal Fees

Each party will be responsible for covering their own legal fees.

## Lease

Offers in Excess of £15,000 per annum.

(Exclusive rates and bills)

Lease Terms: By Negotiation

## Viewing

Viewings can only be carried out with prior notice by contacting: -

Email: [agency@leebaron.com](mailto:agency@leebaron.com)

Tel: 020 7758 5894

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