



**12 STONELEIGH BROADWAY, EPSOM, KT17  
2HU**

***£20,000 Per Annum Per Annum***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

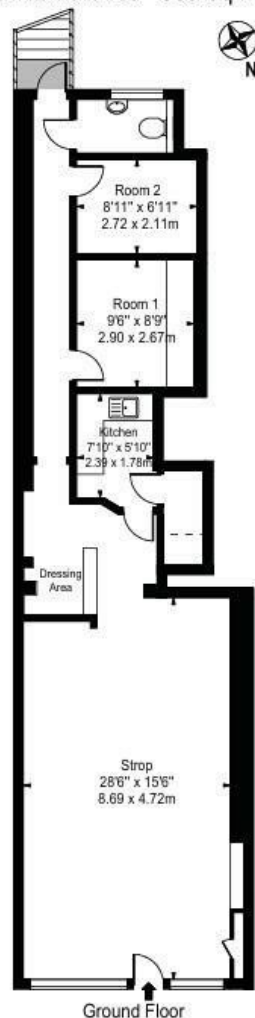
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## The Broadway Stoneleigh, KT17 2HU

Approx. Gross Internal Area 880 Sq Ft - 81.71 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

### Description

A well-located retail unit on Stoneleigh Broadway, benefitting from good footfall and a strong local catchment. The property comprises approximately 880 sq ft of ground floor accommodation, arranged as a main open-plan area to the front with ancillary rooms to the rear, including storage and kitchenette facilities.

The unit benefits from a prominent shop frontage and a practical layout suitable for a range of Class E uses. Stoneleigh Broadway is a busy suburban parade close to Stoneleigh railway station, which provides direct links into London.

### Location

Stoneleigh Broadway is a well-established retail parade serving a dense and affluent residential area. The parade benefits from a mix of independent retailers and national occupiers, generating consistent footfall throughout the day. Stoneleigh railway station is within close proximity, providing regular services to London Waterloo, while the A24 and A3 offer convenient road access to Epsom, Kingston, and central London.

### Terms

We are instructed to invite offers for a new lease with terms to be agreed  
Rent £20,000 per annum  
Available from April 5th

### Rates

Interested parties are advised to make their own enquiries with the local rating authority.

### Viewings

Contact sole agents Christopher St James 020 8296 1270

### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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