



CLASS E UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

**34 Coombe Road, Norbiton, Surrey, KT2 7AG
£19,500 PER ANNUM EXCLUSIVE**

34 Coombe Road, Norbiton, Surrey, KT2
7AG

TO LET

Approx 675 sqft (62.68 sqm)

DESCRIPTION

Rare opportunity to occupy a self-contained Class E unit in the popular Coombe Road close to Norbiton Station. The property comprises a front retail area offering good display with rear office, ancillary space, WC, rear access and two allocated parking spaces.

Retail	343 sqft	31.82 sqm
Office	174 sqft	16.21 sqm
Ancillary/Storage	158 sqft	14.65 sqm
TOTAL	675 sqft	62.68 sqm

RENT

£19,500 per annum exclusive.

LEASE

New lease available from 21st September 2026. Terms to be agreed.

LOCATION

The property is situated on Coombe Road close to the junction with Chesham Road. Local amenities include a variety of independent retailers, café's and restaurants. Nearby notable occupiers include Lidl, Majestic & Asda. The property is well located for

public transport with Norbiton Station and local bus stops being less than 5 minutes walk away. Kingston Town Centre is less than 15 minutes walk away. On-street parking is available immediately outside the unit.

EPC

C-70 (expires 2032)

RATES

Rateable value: £12,000. Rates payable at 38.2p in the £ for RHL occupiers & 43.2p in the £ for non- RHL occupiers. * **100% small business rate relief available for eligible occupiers (2026-27). Occupiers to satisfy themselves as to their eligibility.***

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
10 West Street, Epsom, KT18 7RG
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DATE FOLIO NUMBER

July 2026 30365

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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