

# LEATHERHEAD SELF-CONTAINED RETAIL PREMISES

892 sq ft (83 sq m)

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**36 Church Street, Leatherhead,  
Surrey KT22 8DW**

## To Let

### Location

The premises are located midway along Church Street in Leatherhead adjacent to the High Street. Nearby retailers within the High Street include Argos, Dixons, J D Weatherspoons, Blockbuster and More.

Furthermore the Swan Shopping Centre is also located in the High Street with occupiers such as next, Boots, Sainsbury's and WH Smith.

Nearby to the subject premises Cannons Health & Fitness have opened a leisure development.

### Description

The premises comprise a self-contained lock-up shop unit with a rear pedestrian access door. The property benefits from having a return frontage facing on to the Local Authority car park access road and thereby benefits from a good level of pedestrian and vehicular traffic.

### Accommodation:

The premises comprise the following approximate areas:

Gross frontage	21 ft	( 6.36 m)
Return frontage	17 ft	( 5.22 m)
Average depth	43 ft	(13.22 m)
Average internal width	23 ft	( 6.90 m)
Ground floor sales	892 sq ft	(82.87 sq m)

### Planning

The premises have consent for A1 purposes. Other uses could be accommodated subject to securing the necessary planning consents. Regarding this please contact Mole Valley District Council Planning Department on 01306 885001.

### Terms

The premises are available on a new fully repairing and insuring lease directly from the landlord for a term to be agreed.

### Annual Rental

£25,000 per annum, exclusive. VAT will be payable if applicable.

### Rating Assessment

2005 Rateable Value	£14,000
Uniform Business Rate	£0.444 (expiring 31/03/08)
Annual rates payable	£6,216 approx

### Parking & Garage Storage Space

Private parking spaces and garage storage space are available nearby to the premises which are charged at £750 and £1000 per annum, respectively. VAT may be payable if applicable.

### Legal Costs

Each party to bear their own legal and professional costs with regard to the proposed transaction.

### Viewing and further information contact:

Strictly by appointment with the sole letting agents:

Nic Pocknall

nic@hurstwarne.co.uk

Mark Leah

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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