

LEATHERHEAD PRIME SELF-CONTAINED RETAIL UNIT

828 to 1,100 sq ft (77 to 102 sq m) approx



**1 Swan Centre, High Street,
Leatherhead, Surrey KT22 8AH**

To Let

Location

The premises are located in a prime and prominent part of Leatherhead town centre opposite the Carphone Warehouse, within The Swan Centre. The premises also have a small return frontage onto the High Street. Nearby retailers include , Argos, Clinton Cards, Starbucks and More convenience stores.

The town's catchment is one of the wealthiest in the country with home ownership 80% and car ownership 83%. Wealthy achievers make up nearly 60% of the population, four times the national average.

Description

The premises comprise a self-contained retail unit benefiting from a wide frontage onto the Swan Centre and a return frontage onto the High Street.

The premises have first floor storage which can be accessed either from the shop or the delivery deck.

Accommodation

The premises comprise the following approximate areas:

Internal width (max)	45 ft	(13.64 m)
Shop depth (max)	24 ft	(7.20 m)
Ground floor sales	828 sq ft	(76.94 sq m) NIA
Ancillary	300 sq ft	(27.80 sq m) GIA
Net frontage	44 ft	(13.46 m)
Return frontage	12 ft	(3.60 m)

Please note that the unit has planning consent to increase the retail area to 1,100 sq ft. Further details from the agent.

Planning

The premises have consent for A1 retail use.

Terms

The premises are available directly from the landlord by way of a new 15 year fully repairing and insuring lease, subject to five yearly upward only rent reviews

Annual Rental

£30,000 per annum, exclusive. The rental will be payable quarterly in advance, and will be subject to VAT, if applicable.

Business Rate

2005 Rateable Value	£20,750
Uniform Business Rate	£0.485 (expiring 31/10/09)
Business Rates Payable	£10,063 per annum, approx

Service Charge

The landlord levies a service charge for the upkeep and maintenance of The Swan Shopping Centre, of which the premises form part. Further details from the agent.

Legal Costs

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

Viewing and Further Information

Strictly by appointment with the joint sole letting agents:

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Leatherhead

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

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