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# RECENTLY EXTENDED LEATHERHEAD PRIME RETAIL UNIT

**1,615 sq ft (150 sq m) plus first floor ancillary approx.**



**1 Swan Centre, High Street,  
Leatherhead 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 return frontage onto the High Street. Nearby retailers include, Argos, Clinton Cards, Starbucks and More convenience stores.

### Description

The premises will 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 will comprise the following approximate areas:

Ground floor sales	1,214 sq ft	(112.78 sq m)	NIA
Ancillary/storage	401 sq ft	(37.22 sq m)	GIA
+ 1st floor Ancillary			

### Planning

The premises have consent for A1 retail use.

### Terms

The premises are available directly from the landlord by way of a fully repairing and insuring lease.

### Annual Rental

**£46,500** per annum exclusive.

### Business Rates

Further details from the agent.

### 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:

Adam Bindman Adam.Bindman@greenpartners.co.uk 020 76594822	Nic Pocknall nic@hurstwarne.co.uk 01372 360190 07770 416219
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## Leatherhead

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A	92-95
B	81-90
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

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**Our Leatherhead, Fleet, Woking & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25**

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