

# LEATHERHEAD SELF CONTAINED RETAIL UNIT WITHIN PERIOD BUILDING

950 SQ FT (88 SQ M)

www.hurstwarne.co.uk



**Ground Floor, 33/35 High Street,  
Leatherhead, Surrey KT22 8AB**

## To Let

### Location

The premises are located in a prime and prominent part of Leatherhead town centre within the High Street. Nearby retailers include Dixons Home Entertainment, Savers Health & Beauty, William Hill Betting and Starbucks. It should be noted that a number of new retailers have recently moved into town, such as Carphone Warehouse and Greggs Bakers.

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 ground floor self contained retail unit with storage to the rear. The premises are of a wooden frame period nature and have been fitted out inside to a high standard.

### Accommodation:

The premises comprise the following approximate areas:

Internal width (max)	31 sq ft	( 9.43 sq m)
Shop depth (max)	35 sq ft	(10.75 sq m)
Ground floor sales	950 sq ft	(88.26 sq m)

### Planning

The premises have consent for A1 retail use.

### Terms

The premises are available by way of an assignment of the existing lease expiring 25th December 2011.

Please note that a new lease may be available directly from the landlord on terms to be agreed.

### Annual Rental

£19,950 per annum, exclusive. The rental will be payable quarterly in advance and will be subject to VAT, if applicable. Please note that there is an outstanding rent review with effect from November 2007. Further details from the agent.

### Service Charge

The landlord levies a service charge for the upkeep and maintenance of the structure and externals. Further details from the agent.

### Business Rate

2005 Rateable Value:	£17,500
Uniform Business Rate:	£0.462 (expiring 31/03/2009)
Rates Payable:	£8,085 per annum approx.
Description:	Shop & Premises

### Legal Costs

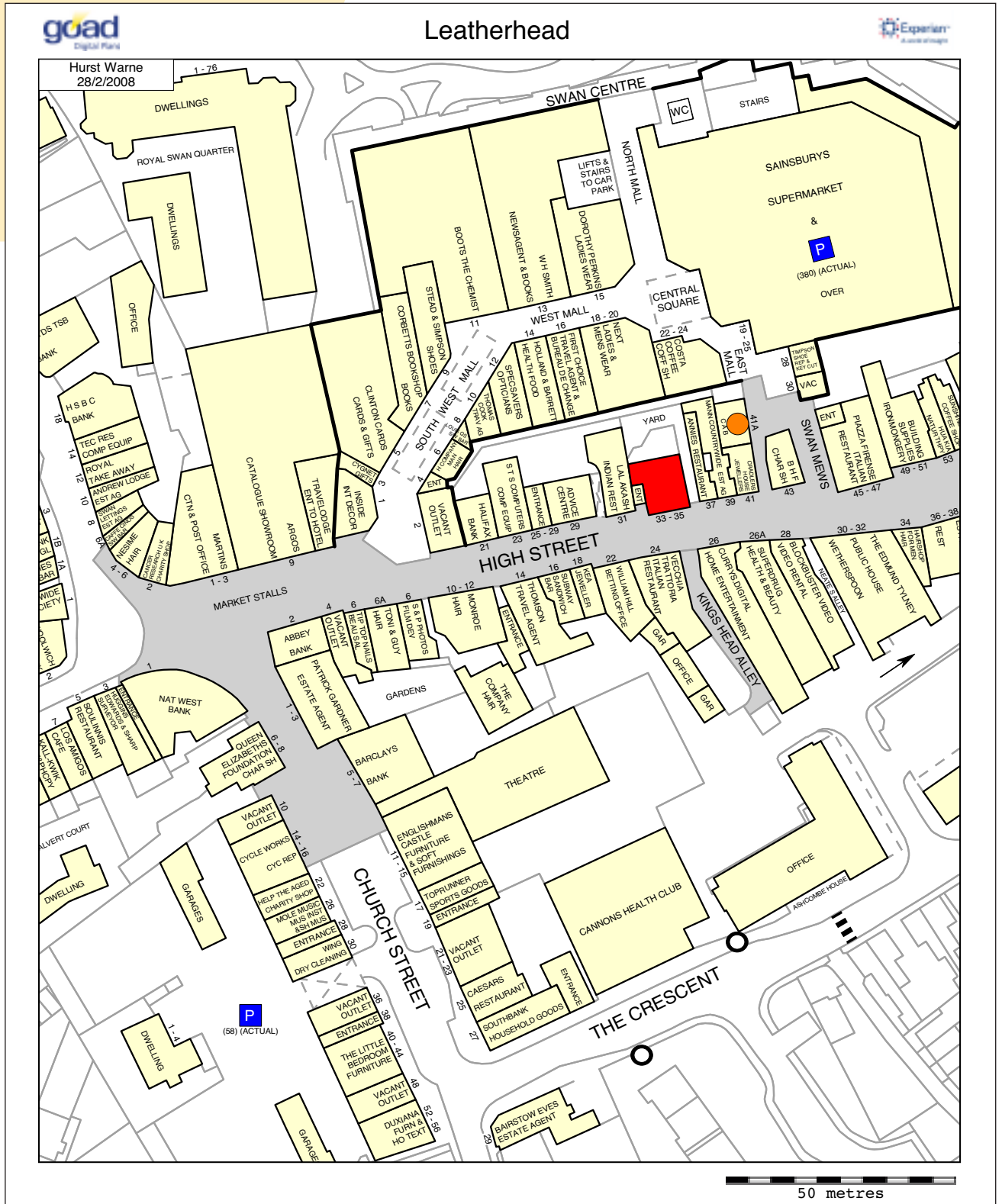
Each party to bear their own legal and professional costs with regard to the proposed transaction.

### Viewing and further information contact:

Strictly by appointment with the sole letting agents::

Mark Leah	Nic Pocknall
mark@hurstwarne.co.uk	Nic@hurstwarne.co.uk
01372 360190	01372 360190
07769 973371	07770 416219

Regulated by RICS



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

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Hurst Warne, 323 Kingston Road, Leatherhead, Surrey KT22 7TU

T 01372 360190

F 01372 360211

E [leatherhead@hurstwarne.co.uk](mailto:leatherhead@hurstwarne.co.uk)

Hurst Warne, 161 Fleet Road, Fleet, Hampshire GU51 3PD

T 01252 816061

F 01252 816062

E [fleet@hurstwarne.co.uk](mailto:fleet@hurstwarne.co.uk)