

# LEATHERHEAD PRIME SELF-CONTAINED RETAIL UNIT

**1,642 SQ FT (153 SQ M) PLUS ANCILLARY**

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## 3 Swan Centre, Leatherhead Surrey KT22 8AH To Let

### Location

The premises are located in a prime and prominent part of the Swan Centre opposite Thomas Cook and adjacent to Clintons and Stead & Simpson. Boots the Chemist, Next and WH Smiths are located very close by. A number of new retailers have recently moved into the Town Centre namely; Carphone Warehouse, Greggs the Bakers, Munch and Starbucks.

The town's catchment is one of the wealthiest in the country with home ownership circa 80% and car ownership circa 83%. Wealthy achievers make up nearly 60% of the population, approximately 4 times the national average.

### Description

The premises comprise a self contained retail unit with a large glazed frontage onto the south west mall of the Swan Shopping Centre. The premises have first floor ancillary/storage.

### Accommodation:

The premises comprise the following approximate areas:

Ground floor	1,642 sq ft	(152.55 sq m)
Internal width(max)	8 ft	( 5.37 m)
Shop depth(max)	72 ft	( 22.00 m)
First floor/ancillary	445 sq ft	( 41.34 sq m)

### 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 5 yearly upward only rent reviews.

### Annual Rental

£36,500 per annum, exclusive.

The annual rental will be payable quarterly in advance and will be subject to VAT, if applicable.

### Business Rate

2005 Rateable Value	£23,250
Uniform Business Rate	£ 0.462 (expiring 31/03/09)
Business Rates Payable	£10,742 per annum approx.

### Legal Costs

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

### Viewing and further information contact:

Strictly by appointment with the joint sole letting agents::

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