

LEATHERHEAD PRIME SELF CONTAINED KIOSK RETAIL UNIT

227 SQ FT (21 SQ M) APPROX



23 Swan Centre, Leatherhead,
Surrey KT22 8AH

TO LET

Location

The premises are located in a prime and prominent part of the Swan Centre opposite Clinton Cards and Purrfect Pet Care. Boots the Chemist, Next, WH Smiths and Stead and Simpson are located close by. A number of new retailers have recently moved into the Town namely; Carphone Warehouse, Greggs the Bakers, Munch, Purrfect Pet Care and Starbucks.

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

Description

The premises comprise a self contained kiosk retail unit with a glazed frontage onto the mall.

Accommodation

The premises comprise the following approximate area:

Ground floor sales 227 sq ft (21.09 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 fully repairing and insuring lease, on terms to be agreed.

Annual Rental

£9,500 per annum, exclusive.

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

Business Rate

2010 Draft Rateable Value	£7,160
Uniform Business Rate	£0.407 (expiring 31/03/11)
Business Rates Payable	£2,915 per annum approx.

Legal Costs

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

Service Charge

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

Legal Costs

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Viewing and Further Information Contact:

Strictly by appointment with the joint sole letting agents:

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Leatherhead

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For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website www.hurstwarne.co.uk

A	85-95
B	65-85
C	45-65
D	25-45
E	15-25
F	10-15
G	1-10

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

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