

LEATHERHEAD SELF CONTAINED RETAIL PREMISES

582 sq ft (54 sq m) net approx.



15 North Street, Leatherhead,
Surrey KT22 7AZ

To Let

Location

The premises are presented in a prominent location in North Street and are extremely visible from the Bull Hill one way system. The premises benefit from good footfall with pedestrians walking from the new Lidl superstore to Leatherhead town centre.

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

Description

The premises comprise a self contained retail unit with parking for 2 cars to the rear. Internally the premises comprise a retail area with ancillary to the rear together with loading access.

Accommodation:

The premises comprise the following approximate areas:

Internal width	17 ft	(5.29 m)
Sales area depth	34 ft	(10.22 m)
Ground floor sales	582 sq ft	(54.06 sq m)
Net frontage	16 ft	(4.93 m)

Planning

The premises have consent for A1 retail use.

Terms

The premises are available by way of a new fully repairing and insuring lease directly from the landlord on terms to be agreed.

Annual Rental

£16,000 per annum, exclusive. The annual rental will be payable quarterly in advance and will be subject to VAT.

Business Rate

From internet enquiry only, we note the following business rate assessment:

Description	Offices and premises
2010 Rateable Value:	£10,250
Uniform Business Rate:	£ 0.407 (until 31/03/2011)
Rates Payable:	£4,171 per annum, approx.

Service Charge

There is a service charge levied on the unit for the upkeep of the communal areas and any non-separately metered items. Further details from the agent.

Legal Costs

Each party to be responsible for their own legal and professional costs.

Viewing and further information contact:

Strictly by appointment with the sole letting agent:

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Digital Plan

Hurst Warne 7/4/2010

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
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A	69-74
B	29-38
C	21-28
D	20-25
E	19-20
F	18-19
G	17-18

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

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