



MAKING
PROPERTY
WORK

SHW

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TO LET

RETAIL – LAST REMAINING UNIT TO LET – 2,223 SQ FT (206.52 SQ M)

Unit 3 Swan Centre, Leatherhead, KT22 8AH

DESCRIPTION

A prime retail unit arranged on ground and first floor levels.

LOCATION

The property is situated in a prime location in the Swan Centre which forms the core of Leatherhead's shopping offer.

Other retailers in the scheme include Next, Sainsbury, Dorothy Perkins / Top Shop, Boots, WH Smith, Costa and Specsavers.

The scheme benefits from a 280 space car park.

ACCOMMODATION

	SQ FT	SQ M
Ground floor	1,953	181.43
First floor	270	25.08
TOTAL	2,223	206.51

AMENITIES

- Highly prominent retail unit in a high footfall area
- Pay and Display car park a short walk away with over 280 parking spaces
- Adjacent to Leatherhead High Street

RENT

£35,000 PAX.

TENURE

The unit is available on a new lease on terms to be agreed.

RATES

Rateable value - £25,250 (2023). This is not the amount you will pay.

SERVICE CHARGE

The service charge for the current year is £13,485.12.

VAT

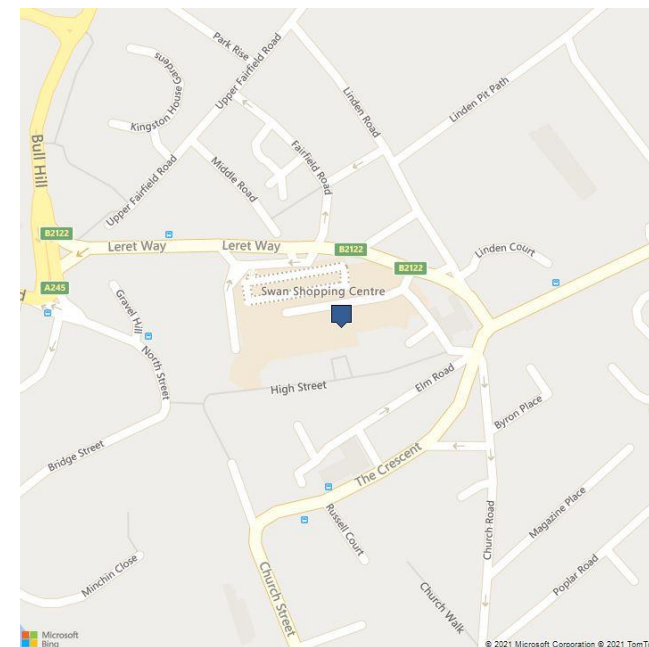
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01273 876 200

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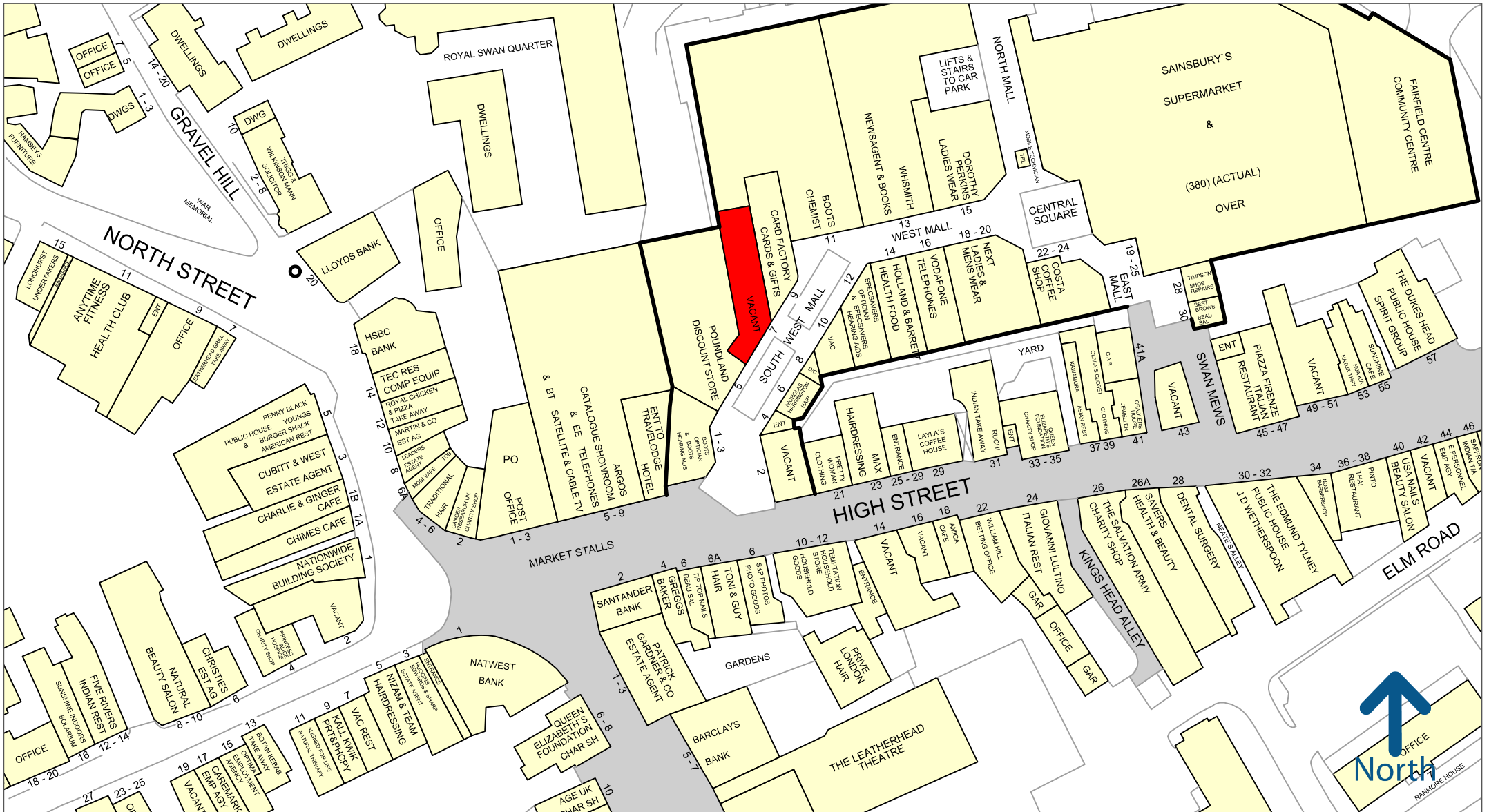


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Experian Goad Plan Created: 05/02/2021
Created By: Stiles Harold Williams

50 metres

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