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TO LET

RETAIL – 2,680 SQ FT (249 SQ M)

22-30 North Street, Leatherhead, Surrey, KT22 7AT

DESCRIPTION

An end-of-terrace unit in a modern block suitable for retail, office, medical uses. The property is in good condition, currently used as a furniture showroom, arranged as a front sales area, with separate office, kitchen and WC.

LOCATION

Leatherhead is located just off Junction 9 of the M25, approximately 20 miles south west of Central London and 10 miles north of Guildford. The property is situated in a prominent position opposite to Any Time Fitness and within 100 metres of Lidl.

ACCOMMODATION

	SQ FT	SQ M
Retail Unit	2,680	249

AMENITIES / OPPORTUNITY

- Prime retail pitch
- High footfall location
- Parking amenities close by
- Nearby occupiers include Anytime Fitness, Costa Coffee, Next, Holland & Barrett, Card Factory and Boots Chemist.

RATES

The April 2023 Rateable Value of the property is £32,000.

VAT

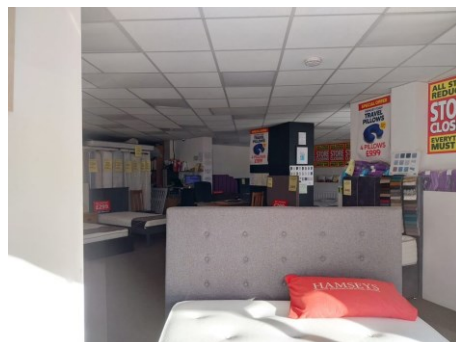
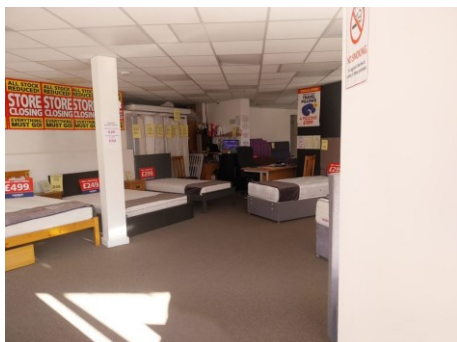
VAT will not be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

51-75 **C** **59 C**



VIEWINGS – 020 8662 2700

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Richard Pyne

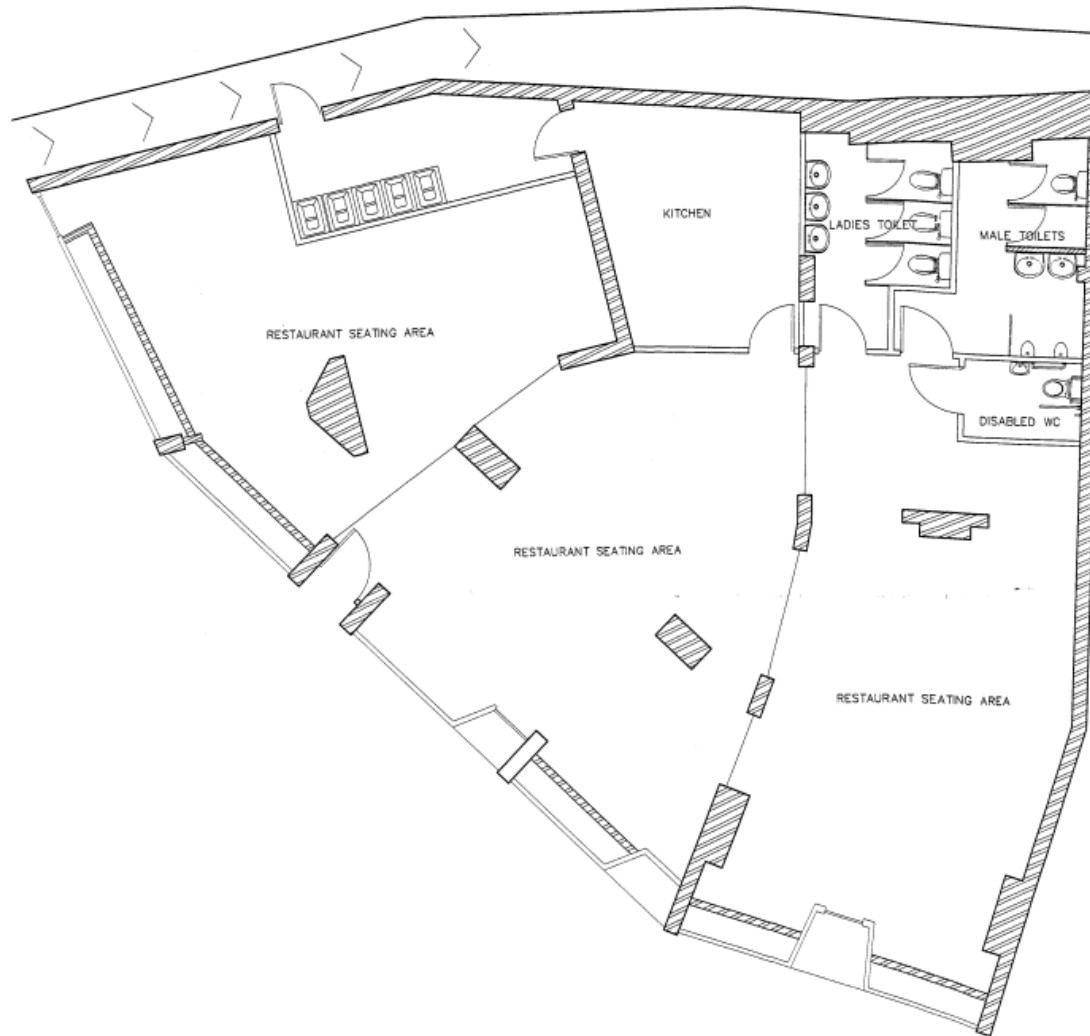
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GROUND FLOOR PLAN

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