

TO LET

HIGH QUALITY REFURBISHED – E CLASS UNIT 640 - SQ FT (59.44 SQ M) Station Approach, East Horsely, Surrey, KT24 6QX

DESCRIPTION

The property comprises a large uninterrupted, ground floor sales area with rear office / store, outside space and W/C facility. The property is suitable for a variety of occupiers having recently been refurbished to a high specification with HVAC and 3-phase power.

LOCATION

Leatherhead is approximately 18 miles south west of central London at junction 9 of the M25. The property is in a prominent position in the High Street close to the entrance of the Swan Shopping Centre which incorporates Sainsbury's, WH Smith, Boots, Holland and Barrett and Spec Savers. Other closeby retailers include Greggs, Pound Land and Boots opticians. There are numerous restaurants and cafes, a Nuffield Gym and a Travelodge. The mainline station is approximately 10 minutes walk and provides regular, direct services to Waterloo and Victoria, both approximately 45 minutes.

ACCOMMODATION

| | SQ FT | SQ M |
|--------------------|-------|-------|
| Ground Floor | 640 | 59.44 |
| Outside area + w/c | - | - |

AMENITIES

- New heating ventilation system
- 3 phase power

RENT

A new lease is available at a commencing rent of £17,500 pax, subject to rent reviews at the appropriate intervals.

RATES

Effective April 2023 the Rateable Value of the property is £12,750. Please get in touch for further information on rates payable.

VAT

VAT may be chargeable on the terms quoted.

EPC

An EPC has been commissioned and will be available shortly.











VIEWINGS - 01273 876200

James Griffiths Alexander Denning **t:** 0208 662 2711 **t:** 01273 876 218

e: jgriffiths@shw.co.uke: adenning@shw.co.uk



SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in the possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchaser or tenant is prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316



VIEWINGS – 01273 876200

 James Griffiths
 t: 0208 662 2711

 Alexander Denning
 t: 01273 876 218

e: jgriffiths@shw.co.uk e: adenning@shw.co.uk @SHWProperty
 SHW Property
 SHW Property

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316