



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**10 Grove Corner
Lower Shott
Bookham
Surrey
KT23 4LP**

TO LET

Approx 412 sqft (38.27 sqm)

Opportunity to occupy a well presented ground floor retail unit in the popular Grove Corner Parade. The property benefits from good display, an open plan sales area, a W.C, rear access and a separate lock-up garage.

| | | |
|----------------|-----------------|------------------|
| Sales Area | 270 sqft | 25.08 sqm |
| Internal Store | 18 sqft | 1.71 sqm |
| Lock-up Garage | 124 sqft | 11.48 sqm |
| TOTAL | 412 sqft | 38.27 sqm |

RENT £7,500 per annum exclusive.

LEASE New Lease. Terms to be agreed.



www.hugginsedwards.co.uk

LOCATION

The property is situated on the North side of Lower Shott, close to the junction with White Way, in the popular Grove Corner shopping Parade. Other occupiers include an NHS pharmacy, a coffee shop, a fishmongers & a greengrocers. There is ample customer parking available in the pay and display car park opposite and Bookham High Street is within easy walking distance. Bookham mainline rail station is approximately 1.2 miles away providing regular services to London Waterloo and Guildford. The A246, which runs parallel to Lower Shott is the main thoroughfare between Leatherhead & Guildford.

RATES

Rateable value: £3,750 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 48p in the £ (2018/19)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT

Epsom Commercial Property Department
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DATE

May 2018

FOLIO NUMBER

19769 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
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3 BRIDGE STREET
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SURREY KT22 8BL
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