

Huggins Edwards & Sharp

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.

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

RENT £7,500 per annum exclusive.

LEASE New Lease. Terms to be agreed.



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

Apex House, 10 West Street, Epsom, Surrey KT18 7RG

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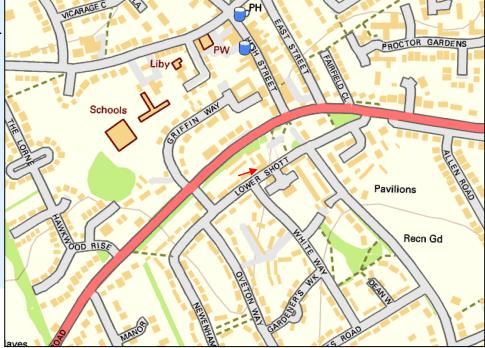
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DATE May 2018 **FOLIO NUMBER** 19769 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.





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