



# Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**43 High Street  
Leatherhead  
Surrey KT22 8AE**

**FOR SALE**

**Approx 1,034 sqft**

Detached building situated in an excellent position at the entrance to the Swan Centre precinct close to Sainsbury's and Costa Coffee. The property comprises ground floor retail and first floor accommodation suitable for a variety of occupiers within use classes A1 and A2.

Retail	618 sqft	57.41 sqm
First floor	416 sqft	38.65 sqm
First floor kitchen & WC		
<b>TOTAL</b>	<b>1,034 sqft</b>	<b>96.06 sqm</b>

**TENURE** Freehold with vacant possession.

**PRICE** Offers invited in the region of £300,000.



[www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)

## LOCATION

The property is in a prime position in the High Street with pedestrian access either side to the Swan Centre close to Sainsbury's, Costa Coffee and Dorothy Perkins. Leatherhead is an active commercial town located just off the M25 between Heathrow and Gatwick, providing easy access to Guildford, Dorking, Epsom and Kingston. Regular trains run from Leatherhead Station to London Waterloo with a journey time of approximately 45 minutes.

## DESCRIPTION

Ground floor retail with rear access, wooden flooring, suspended ceiling with spot lights, rear sink and stairs leading to first floor, kitchen and WC.

## RATES

Rateable value: £17,250 (information taken from Valuation Office website).  
Non-domestic uniform rates payable at 49.1p in the £ (2019/20).

## 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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## DATE

April 2019

## FOLIO NUMBER

19960 (CL)

## SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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