



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**30 Church Road
Bookham
Surrey
KT23 3PW**

TO LET

Approx 519 sqft (48.15 sqm)

Opportunity to occupy a character retail property in the heart of Great Bookham. The property comprises glazed frontage and a considerable sales area extending to the rear of the property. Amenities include a kitchen area, internal storage, security alarm, and a W.C.

Front Sales	223 sqft	20.69 sqm
Rear Sales	204 sqft	18.92 sqm
Kitchen and storage	92 sqft	8.54 sqm
TOTAL	519 sqft	48.15 sqm

RENT £10,500 per annum exclusive

LEASE New Lease available from March 2019. Terms to be agreed.



www.hugginsedwards.co.uk

LOCATION

The property is situated on the East side of Church Road Parade. The parade offers a wide variety of traders and independent businesses as well as being within walking distance from Bookham High Street. The M25 can be accessed at Leatherhead via Junction 9 which is approximately 3.5 miles away. Bookham Station is less than one mile away and provides regular services to Guildford & London Waterloo. Free customer parking is available opposite for up to 1 hour.

RATES

Rateable value: £5,800 (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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DATE

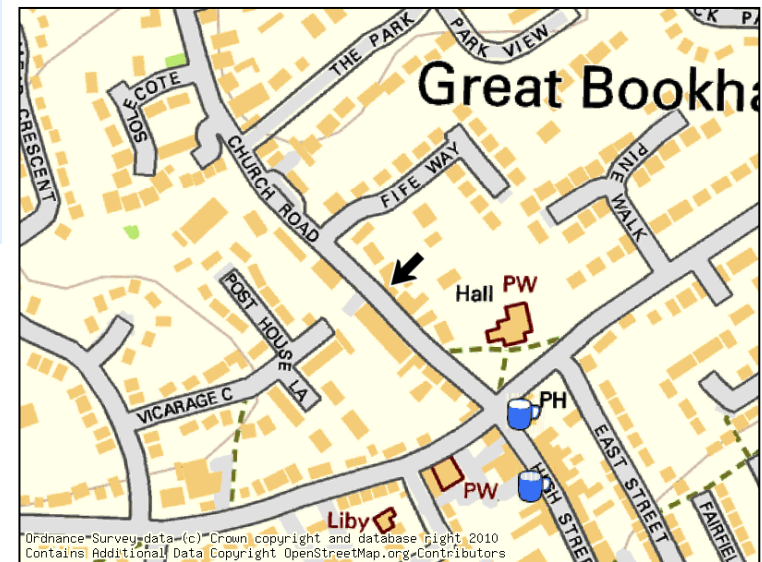
January 2019

FOLIO NUMBER

19990(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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**CHARTERED SURVEYORS • RESIDENTIAL & COMMERCIAL ESTATE AGENTS • PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS • PLANNING & DEVELOPMENT CONSULTANTS • SURVEYORS & VALUERS**

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11-15 HIGH STREET
BOOKHAM
SURREY KT23 4AA
T: 01372 457011

3 BRIDGE STREET
LEATHERHEAD
SURREY KT22 8BL
T: 01372 374806

1 GROVE ROAD
SUTTON
SM1 1BB
T: 020 8642 2266

60-62 CAMBRIDGE ROAD
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