



9 Grover Corner, Lower Shott, Bookham, Surrey, KT23 4LP

TO LET

Approx 402 sqft (37.34 sqm)

DESCRIPTION

Opportunity to occupy ground floor retail premises with an external storage unit. Unlimited on-street parking is available immediately in front of the property as well as free, time-limited, and paid parking facilities less than 50ft away.

Retail	274 sqft	25.45 sqm
External Store	128 sqft	11.89 sqm
TOTAL	402 sqft	37.34 sqm

RENT

£9,500 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, coffee shop and fishmongers. 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 and Guildford.

RATES

Rateable value: £4,200 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.1 p in the £ (2019/20)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

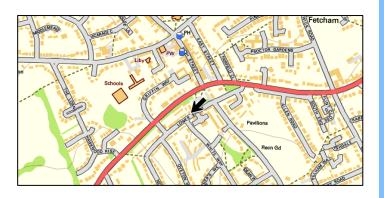
Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office Apex House, 10 West Street, Epsom, KT18 7RG

T: 01372 740555

E: epsom@hsedwards.co.uk



DATEJanuary 2020

FOLIO NUMBER 20007(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the right.



COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

APEX HOUSE 10 WEST STREET EPSOM KT18 7RG 01372 740555

102-104 HIGH STREET CROYDON CR9 1TN 020 8688 8313

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