



**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

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### DATE

January 2020

### FOLIO NUMBER

20007(CL)

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
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