



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

5 Grove Corner
Lower Shott
Bookham
Surrey
KT23 4LP

TO LET

Approx 322 sqft (29.91 sqm)

Opportunity to occupy a small ground floor shop facing Lower Shott pay and display car park (limited free parking also available) plus external storage unit.

Retail	193 sqft	17.93 sqm
WC		
External store	129 sqft	11.98 sqm
TOTAL	322 sqft	29.91 sqm

RENT £6,000 per annum exclusive.

LEASE New lease available, terms to be agreed.



www.hugginsedwards.co.uk

LOCATION

The property is located 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 Lower Shott 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: £3,350 (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 Edwards & Sharp.

CONTACT

Epsom Commercial Property Department
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DATE

October 2019

FOLIO NUMBER

20062(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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

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SURREY KT18 7RG
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11-15 HIGH STREET
BOOKHAM
SURREY KT23 4AA
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3 BRIDGE STREET
LEATHERHEAD
SURREY KT22 8BL
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1 GROVE ROAD
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