COMMERCIAL PROPERTY FOR SALE

HUGGINS STUART EDWARDS

3A North Street, Leatherhead, Surrey, KT22 7AX

O.I.R.O £299,999 LEASEHOLD

3A North Street, Leatherhead, Surrey, KT22 7AX

FOR SALE

Approx 650 sqft (60.42 sqm)

DESCRIPTION

Opportunity to acquire a ground floor commercial unit prominently positioned on the busy thoroughfare of North Street in Leatherhead Town Centre. Available by way of a sale of the 999 year lease, which has 993 years unexpired, the property has most recently been used as a sandwich bar/café. Permitted uses under the lease are A1, A2, A3 & A4. Other uses under Class E may be considered subject to consent from the Freeholder.

Cafe	339 sqft	31.56 sqm
Kitchen	228 sqft	21.14 sqm
Ancillary	83 sqft	7.72 sqm
TOTAL	650 sqft	60.42 sqm

PRICE

Offers invited in the region of £299,999 with full vacant possession.

LEASE

999 year lease from the 18th March 2015. Ground rent of £250 per annum subject to reviews every 10 years which are index linked to RPI.

LOCATION

Well positioned on North Street, just off the High Street where it links through to Bridge Street, the property is less than 100 yards from the Swan Shopping Centre and less than 10 minutes walk from Leatherhead Station which provides regular services to London Terminals, Guildford & Dorking. Other North Street occupiers include Lidl, Nationwide, Lloyds Bank, HSBC, Anytime Fitness, and the Penny Black Public House.

RATES

Rateable value: £11,250. Rates payable at 49.9p in the £ (2022/23).

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
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DATE May 2022

FOLIO NUMBER 30092

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.

HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS

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Coca-Cola