



CLASS E UNIT TO LET

74 Church Street, Leatherhead, Surrey,
KT22 8ER

TO LET

Approx 1,276 sqft (118.58 sqm)

DESCRIPTION

Opportunity to occupy a prominent Class E Unit in Leatherhead. The property benefits from a return frontage, open plan retail space, ample storage/office space to the rear, kitchen & WC facilities and an allocated parking space.

Retail Area	424 sqft	39.44 sqm
Ancillary	852 sqft	79.14 sqm
TOTAL	1,276 sqft	118.58 sqm

RENT

£18,500 per annum exclusive

LEASE

New Lease. Terms to be agreed.

USE

Class E (Commercial Business & Service)

LOCATION

The property is prominently located next to Leatherhead Library and Registry Office, and is situated within 5 minutes walking distance of the town centre. Nearby occupiers include Waitrose, KFC, Taco Bell, and Prezzo. Leatherhead is an active commercial

town located just off the M25 (Junction 9). Regular trains run from Leatherhead Station to London Terminals.

RATES

Rateable value: £16,750. Rates payable at 49.9p in the £ (2023/24).

EPC

E- 101 (Expires August 2024)

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

August 2023

FOLIO NUMBER

30202

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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