



**SHOP WITH GARAGE TO LET**

**HS HUGGINS STUART  
EDWARDS**

**10 Grove Corner, Lower Shott, Bookham, KT23 4LP  
£10,500 PER ANNUM EXCLUSIVE**

10 Grove Corner, Lower Shott, Bookham,  
Surrey, KT23 4LP

## TO LET

Approx 412 sqft (38.27 sqm)

### DESCRIPTION

Opportunity to occupy a well presented ground floor Class E unit in the popular Grove Corner parade. The property is suitable for a variety of uses and benefits from good display, an open plan sales area, W.C, rear access and a separate lock-up garage.

Retail	270 sqft	25.08 sqm
Kitchenette	18 sqft	1.67 sqm
Garage	124 sqft	11.52 sqm
TOTAL	412 sqft	38.27 sqm

### RENT

£10,500 per annum exclusive.

### LEASE

New lease outside the Landlord & Tenant Act, 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 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 & Guildford.

### RATES

Rateable value: £5,100 payable at 49.9p in the £ (2023/24).

### EPC

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### LEGAL COSTS

Tenant to pay a contribution towards the Landlord's legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards - Epsom Office  
10 West Street, Epsom, KT18 7RG  
T: 01372 740555  
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### DATE

September 2023

### FOLIO NUMBER

30207

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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