



GROUND FLOOR & BASEMENT

**HS** HUGGINS STUART  
**EDWARDS**

1 BRIDGE STREET, LEATHERHEAD, SURREY, KT22 8BT  
£50,000 PER ANNUM EXCLUSIVE

1 Bridge Street, Leatherhead, Surrey,  
KT22 8BT

## TO LET

Approx 3,231 sqft (300.16 sqm)

### DESCRIPTION

Previously occupied by NatWest bank, the property boasts a prominent corner position at the junction of High Street, North Street, Church Street and Bridge Street, in the heart of Leatherhead Town centre and benefits from a large basement. The property would suit a restaurant, gymnasium or any other occupier under Class E. Approximate useable floor areas as follows:

Ground Floor	2,211 sqft	205.41 sqm
Basement	1,008 sqft	93.64 sqm
1 <sup>st</sup> Floor Storage	12 sqft	1.11 sqm
TOTAL	3,231 sqft	300.16 sqm

### RENT

£50,000 per annum exclusive.

### LEASE

New FRI lease, terms to be agreed.

### LOCATION

The property is located in a prime position in the heart of the town centre. Leatherhead is an active commercial town located just off the M25 Junction 9. Nearby notable occupiers include Waitrose, McDonald's & Sainsbury's, amongst others. The nearby Swan Centre hosts national and independent occupiers offering a variety of services.

Regular trains run from Leatherhead Station, which is less than 10 minutes walk away, to London Waterloo with a journey time of approximately 45 minutes.

### VIRTUAL TOUR LINK

<https://tour.giraffe360.com/94162e44ea4c485397587cdb9f936870>

### EPC

C-74

### RATES

Rateable value: £34,250 at 49.9p in the £ (2025/26).

### 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  
10 West Street, Epsom, KT18 7RG  
T: 01372 740555  
E: [epsom@hsedwards.co.uk](mailto:epsom@hsedwards.co.uk)

### DATE

August 2025

### FOLIO NUMBER

30313

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

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Ground Floor

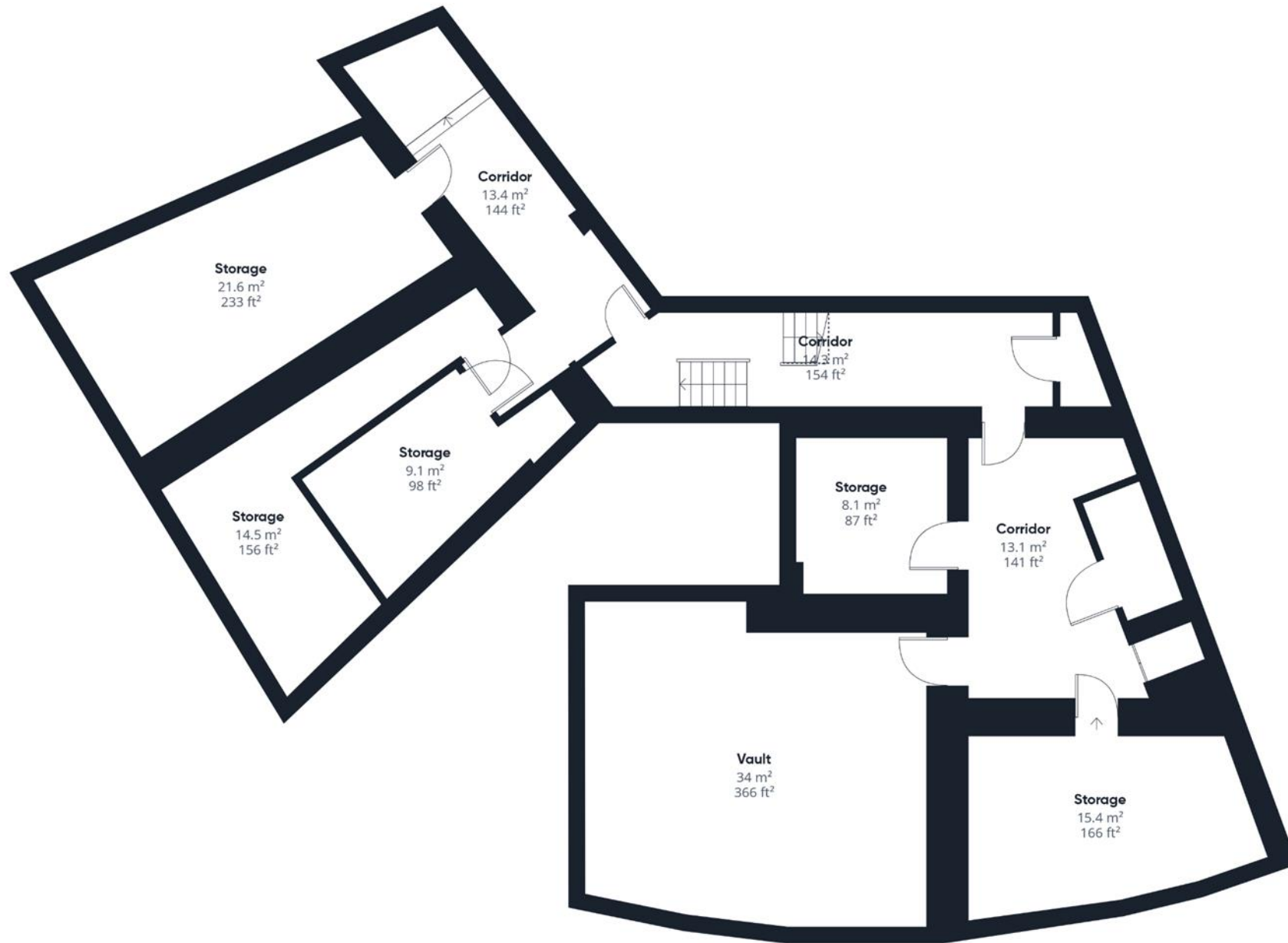
Approximate total area<sup>(1)</sup>

229.5 m<sup>2</sup>  
2472 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Approximate total area<sup>(1)</sup>**

148.3 m<sup>2</sup>

1597 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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