



**RETAIL UNIT TO LET**

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

70 KINGSTON ROAD, LEATHERHEAD, KT22 7BW  
£6,500 PAX

70 Kingston Road, Leatherhead  
Surrey, KT22 7BW

## TO LET

Approx 263 sqft (24.43 sqm)

### DESCRIPTION

Self-contained retail unit in a prominent position on Kingston Road, a short distance from Leatherhead town centre. The unit benefits from a kitchenette, W.C., roller shutter and one allocated parking space.

### USE

From the 1<sup>st</sup> September 2020 the property will be classed under E (Commercial Business & Service) which permits a much wider variety of uses than would have previously been suitable for this property, to confirm if your business would be suitable please check the explanatory memorandum provided by The Government:

[https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem\\_20200757\\_en.pdf](https://www.legislation.gov.uk/ukxi/2020/757/pdfs/ukxiem_20200757_en.pdf)

Sales Area	263 sqft	24.43 sqm
WC		
TOTAL	263 sqft	24.43 sqm

### RENT

£6,500 per annum exclusive.

### VAT

The property has been 'opted to Tax' therefore VAT is charged on rental payments.

### LEASE

New lease, terms to be agreed.

### LOCATION

The property is well positioned on Kingston Road opposite the junction with Bay Tree Avenue, the access way for Ryebrook Business Park. Nearby occupiers include, amongst others, Wolessly Bathroom Supplies, Aims Homecare, Spar and Pizza Hut. Leatherhead town centre is approximately 10 minutes walk away and Leatherhead Rail Station, which provides regular services to London terminals, is less than half a mile away. The M25 (Junction 9) is less than five minutes drive away.

### RATES

Rateable value: £4,400. Non-domestic uniform rates payable at 49.9p in the £ (2019/20).

*The Government announced business rates will not be applicable for some types of occupier for 2020/21 due to the coronavirus pandemic, to confirm if you are eligible please check: [www.gov.uk](http://www.gov.uk) or contact the local authority*

### 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 2020

### FOLIO NUMBER

20049(CL)

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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