



CLASS E UNIT TO LET

**4 The Circus, Leatherhead, Surrey, KT22
7BZ**

TO LET

Approx 890 sqft (82.68 sqm)

DESCRIPTION

Opportunity to occupy a ground floor commercial unit within a parade prominently situated on a major junction connecting Kingston Road with the Leatherhead by-pass. The property provides a double-fronted retail space with a kitchenette plus a large forecourt sales area which has recently been resurfaced. The property is suited to a variety of uses under Use Class E (Commercial Business & Service). Free customer parking which serves the parade is available in front of the property.

Shop	363 sqft	33.72 sqm
Forecourt	527 sqft	48.96 sqm
TOTAL	890 sqft	82.68 sqm

RENT

£15,000 per annum exclusive

LEASE

New Lease. Terms to be agreed.

LOCATION

The property is prominently located on the junction between Kingston Road and

Barnett Wood Lane, access to the M25 at Junction 9 is only 450 metres away.

Other occupiers in close proximity include Majestic wine warehouse, ATS Euromaster, a Day Lewis Pharmacy and other local occupiers providing a range of amenities. Leatherhead train station is approximately half a mile away providing regular services to London Waterloo and London Victoria.

RATES

Rateable value: £5,200 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2021/22).

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 **FOLIO NUMBER**

November 2021 30082

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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