



CLASS E UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

**Gothic Cottage, 50 High Street, Leatherhead, KT22 8AJ
£14,000 PER ANNUM EXCLUSIVE**

**Gothic Cottage, 50 High Street,
Leatherhead, Surrey, KT22 8AJ**

TO LET

Approx 454 sqft (42.19 sqm)

DESCRIPTION

Opportunity to occupy a well-positioned property on Leatherhead High Street. The property benefits from character features; including a large display and gothic style sash windows providing excellent natural light. The property is predominantly open plan with a first floor office, storage, central heating, Kitchenette & WCs. The property would suit a variety of uses under Class E (Commercial Business & Service).

Ground Floor	329 sqft	30.58 sqm
Kitchenette	17 sqft	1.62 sqm
First Floor	108 sqft	9.99 sqm
TOTAL	454 sqft	42.19 sqm

RENT

£14,000 per annum exclusive. VAT is payable on the rental.

LEASE

New Lease. Terms to be agreed.

LOCATION

Situated on the South side of the High Street towards the junction with Epsom Road & Elm Road. The

property is within a short walk of the Swan Centre where a major redevelopment project is planned to regenerate the town centre as a major leisure, entertainment and business hub. Leatherhead train station is approximately 10 minutes walk from the property providing regular services to London Terminals with links to Gatwick Airport via Dorking. The M25 junction 9 is a 5 minute drive away.

RATES

Rateable value: £8,200

Rates payable at 49.9p in the £ (2022/23)

EPC

D-80

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

May 2022

FOLIO NUMBER

30127

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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