



GROUND FLOOR & BASEMENT

**HS HUGGINS STUART
EDWARDS**

**1 BRIDGE STREET, LEATHERHEAD, SURREY, KT22 8BT
£45,000 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 st Floor Storage	12 sqft	1.11 sqm
TOTAL	3,231 sqft	300.16 sqm

RENT

£45,000 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
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DATE

February 2026

FOLIO NUMBER

30313

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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www.hsedwards.co.uk



Ground Floor

Approximate total area⁽¹⁾

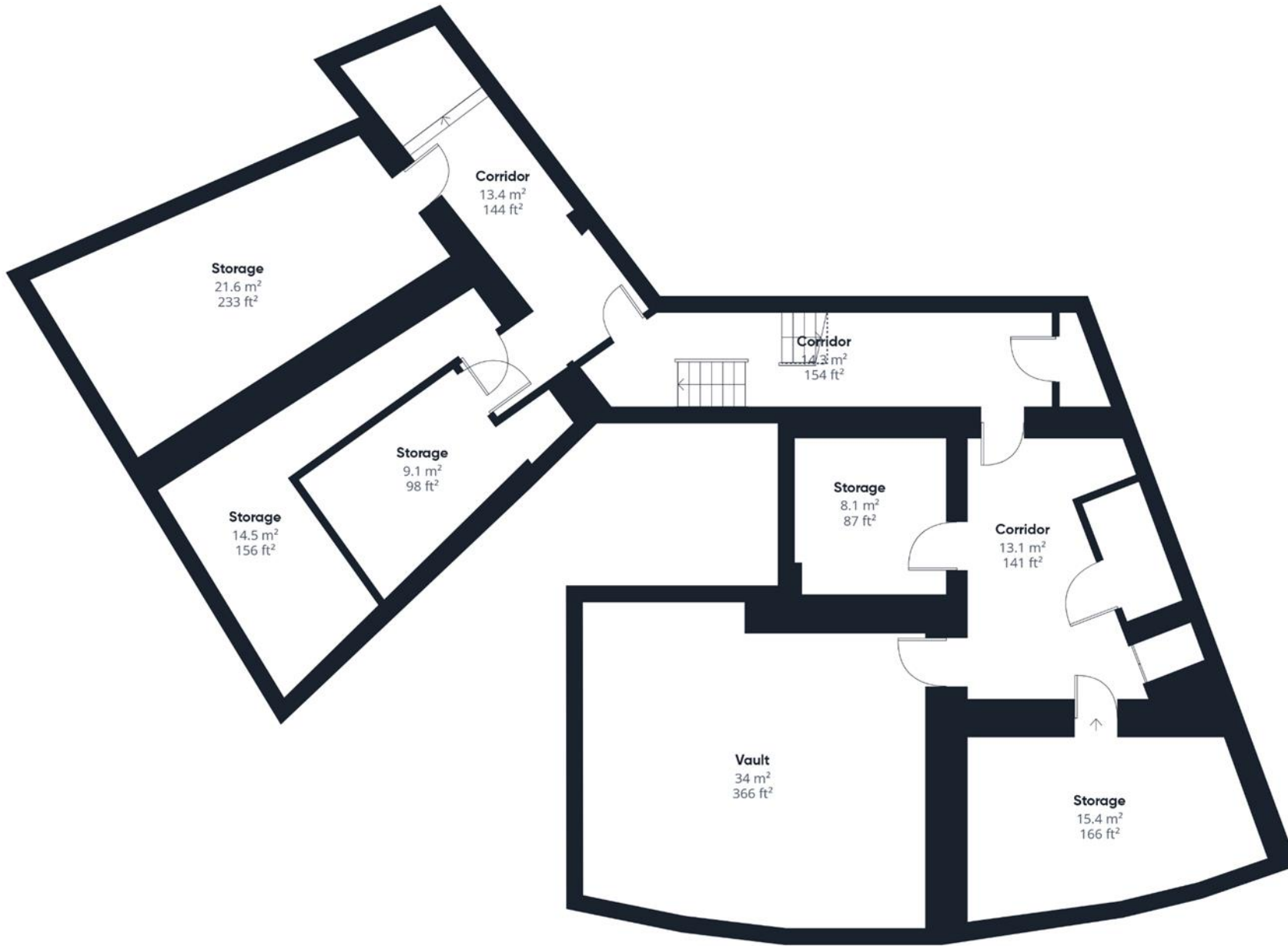
229.5 m²

2472 ft²

(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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Basement

Approximate total area⁽¹⁾

148.3 m²

1597 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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