

9 BRIDGE STREET, LEATHERHEAD KT22 8BL



SHOP UNIT TO LET

£17,500

Per annum exclusive



Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Busy thoroughfare location
- Lock up shop unit available with versatile 'E' use class so suits office/retail/ medical etc
- 611 sq ft (56.76m²) retail space
- Rear stores 78 sq ft (7.24m²)
- Benefit of on street parking directly in front
- Current Tenant expanding to larger unit

T 01306 884685

LOCATION

The premises are situated on Bridge Street, a busy thoroughfare close the pedestrianised centre of Leatherhead.

ROBINSONS
01306 884685
www.robinsonsmb.com

DESCRIPTION

The unit offers clear retail space on one level currently with a partitioned rear store area and staff kitchen and toilet beyond. Externally there is a large glass shop front with traditional timber fascia for signage.

Approx. dimensions as follows: -

Retail area	611 sq ft (56.76m ²)
Partitioned Stores	78 sq ft (7.24m ²)

TOTAL INTERNAL AREA APPROX. 689 SQ FT (64M²)

USE

The premises falls under the use class 'E' effective Sept '20

RENT

£17,500 per annum exclusive.

LEASE TERMS

A new lease is to be granted for a term and rent review pattern to be agreed.

RATES

The Valuation Office Agency website lists the rateable value for the property as: £10,750 so rates relief should apply
The UBR for 2017/18 is listed as 49.3p.

VAT

We are advised that the premises are not currently elected for VAT so VAT does not apply to the rent.

LEGAL COSTS

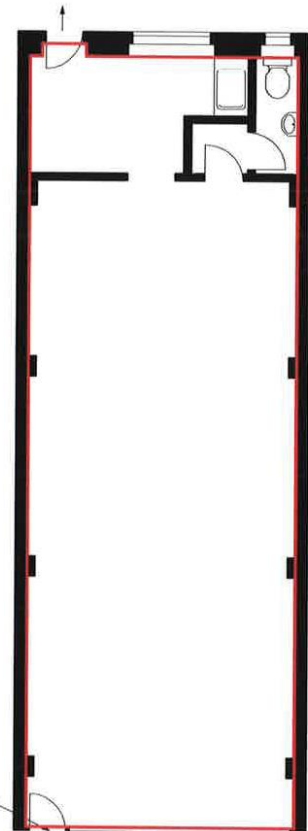
Each party to be responsible for their own legal costs in the transaction.

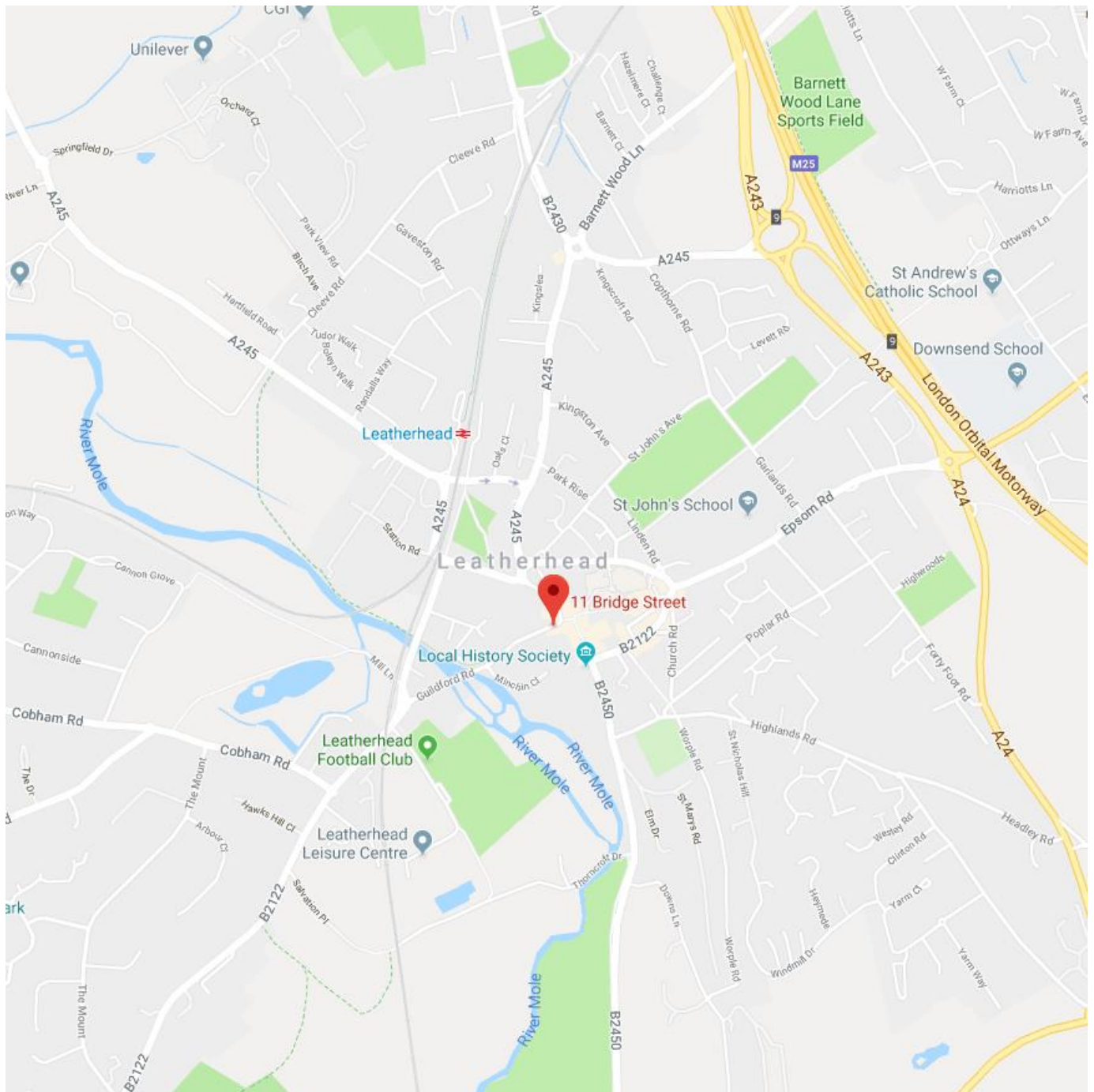
EPC

An EPC has been commissioned

VIEWING

Strictly by prior appointment only through joint sole agents:





ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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