



**TO LET**

**RETAIL – GF 999 SQFT BST 705 SQ FT**  
Unit 25 - 2 Swan Shopping Centre, Leatherhead, KT22 8AH

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**



## Rent | £25,000 PAX Plus VAT -

### LOCATION

The property is located at the High Street entrance to the Swan Centre which forms the prime retail area for the town.

The centre hosts retailers such as Next, Sainsbury, Boots, WH Smith and Top Shop / Dorothy Perkins. The high street has occupiers such as Argos, Travelodge, Martins, Greggs, Subway and Superdrug. Waitrose are nearby.

The shopping centre has a 280 space car park.

### DESCRIPTION

A highly prominent unit located at the entrance to the shopping centre. There is potential for basement sales. The unit benefits from rear servicing access.

### ACCOMMODATION

<b>Frontage to Mall</b>	<b>43'5"</b>	<b>13.23 m</b>
<b>Frontage to High St</b>	<b>26'6"</b>	<b>8.08 m</b>
<b>Ground floor</b>	<b>999 sqft</b>	<b>92.81 sqm</b>
<b>Basement sales</b>	<b>467 sqft</b>	<b>43.38 sqm</b>
<b>Basement store</b>	<b>238 sqft</b>	<b>22.11 sqm</b>
<b>Kitchen / staff</b>	<b>85 sqft</b>	<b>7.9 sqm</b>

### TENURE

A new effective FRI for a term to be agreed held outside the L & T Act 1954 is to be granted.

### RENT

£25,000 PAX

### RATES

We have been verbally informed by the local authority that the premises have a rateable value of £26,750. The service charge for the current year is £12,348.01

### VAT

VAT will be chargeable on the terms quoted.

### LEGAL COSTS

Each party is to be responsible for their own legal fees.

### EPC

The property has an EPC rating of C.



### VIEWINGS – 020 8662 2700

Richard Pyne t: 01273 876 213 | e: rpyne@shw.co.uk  
Thomas Tarn t: 01372 840 297 | e: ttarn@shw.co.uk



### SOCIAL

Follow us on twitter @SHWProperty

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**