

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



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## UNIT 25 - 2 SWAN SHOPPING CENTRE, LEATHERHEAD, KT22 8AH

Prominent corner retail unit to let

13 May 2020

# SHW 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

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

#### **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

C 51-75

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 Thomas Tarn t: 01372 840 297

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