

RETAIL – 2,223– SQ FT (206.5 SQ M) Unit 3 Swan Centre, 7 High Street, Leatherhead, KT22 8AH





UNIT 3 SWAN CENTRE, 7 HIGH STREET, LEATHERHEAD, KT22 8AH

Prime unit to let in Swan Centre Leatherhead

SHW

Rent | £35,000 PAX PLUS VAT

LOCATION

The property is situated in a prime location in the Swan Centre which forms the core of Leatherhead's shopping offer.

Other retails in the scheme include Next, Sainsbury, Dorothy Perkins, Top Shop, Boots, WH Smith, Costa and Specsavers.

The scheme benefits from a 280-space car park.

DESCRIPTION

A prime retail unit arranged on ground and first floor levels.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	1,953	181.44
First Floor	270	25.08

RATES

The unit has a rateable value of £25,250. This is not the amount you will pay.

RENT

£35,000 pax plus VAT

SERVICE CHARGE

The service charge for the current year is £13,485.12.

EPC

An EPC is being prepared and will be available shortly.

VIEWING

By appointment with sole letting agents, SHW.

TENURE

The unit is available on a new lease on terms to be agreed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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







VIEWINGS George Harber t: 07961 231 286 | e: gharber@shw.co.uk Richard Pyne t: 07901 821 843 | e: rpyne@shw.co.uk



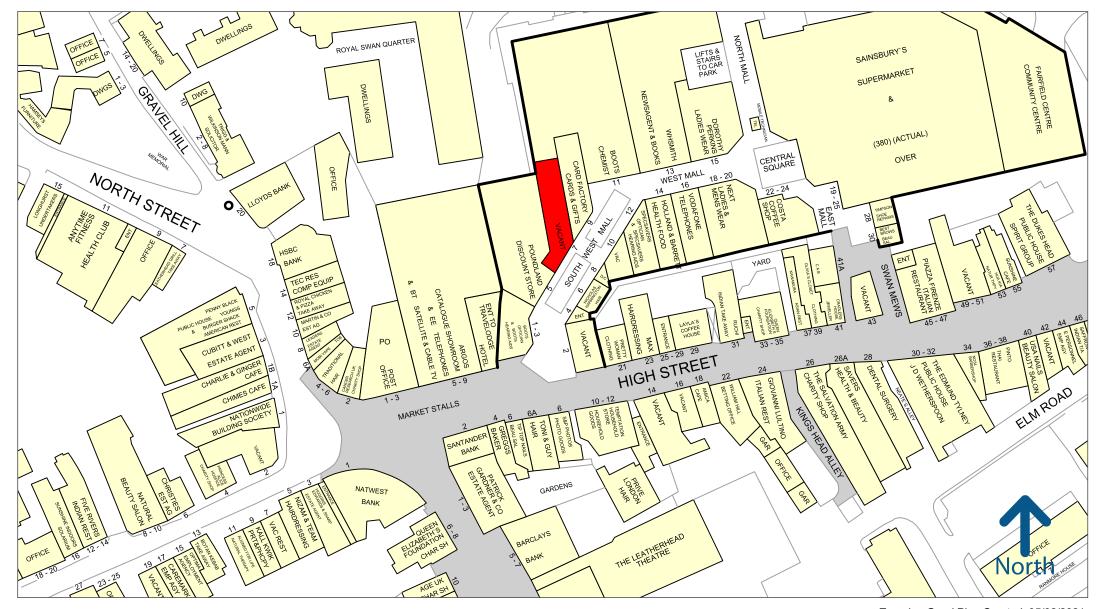
SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

PROPERTY WORK

MAKING







Experian Goad Plan Created: 05/02/2021 Created By: Stiles Harold Williams

Map data

50 metres

Copyright and confidentiality Experian, 2020. $\ensuremath{\mathbb{C}}$ Crown copyright and database rights 2020. OS 100019885

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011