



LAST REMAINING UNIT TO LET

RETAIL – 2,223– SQ FT (206.5 SQ M)

Unit 3 Swan Centre, 7 High Street, Leatherhead, KT22 8AH

SHW

**MAKING
PROPERTY
WORK**

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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.



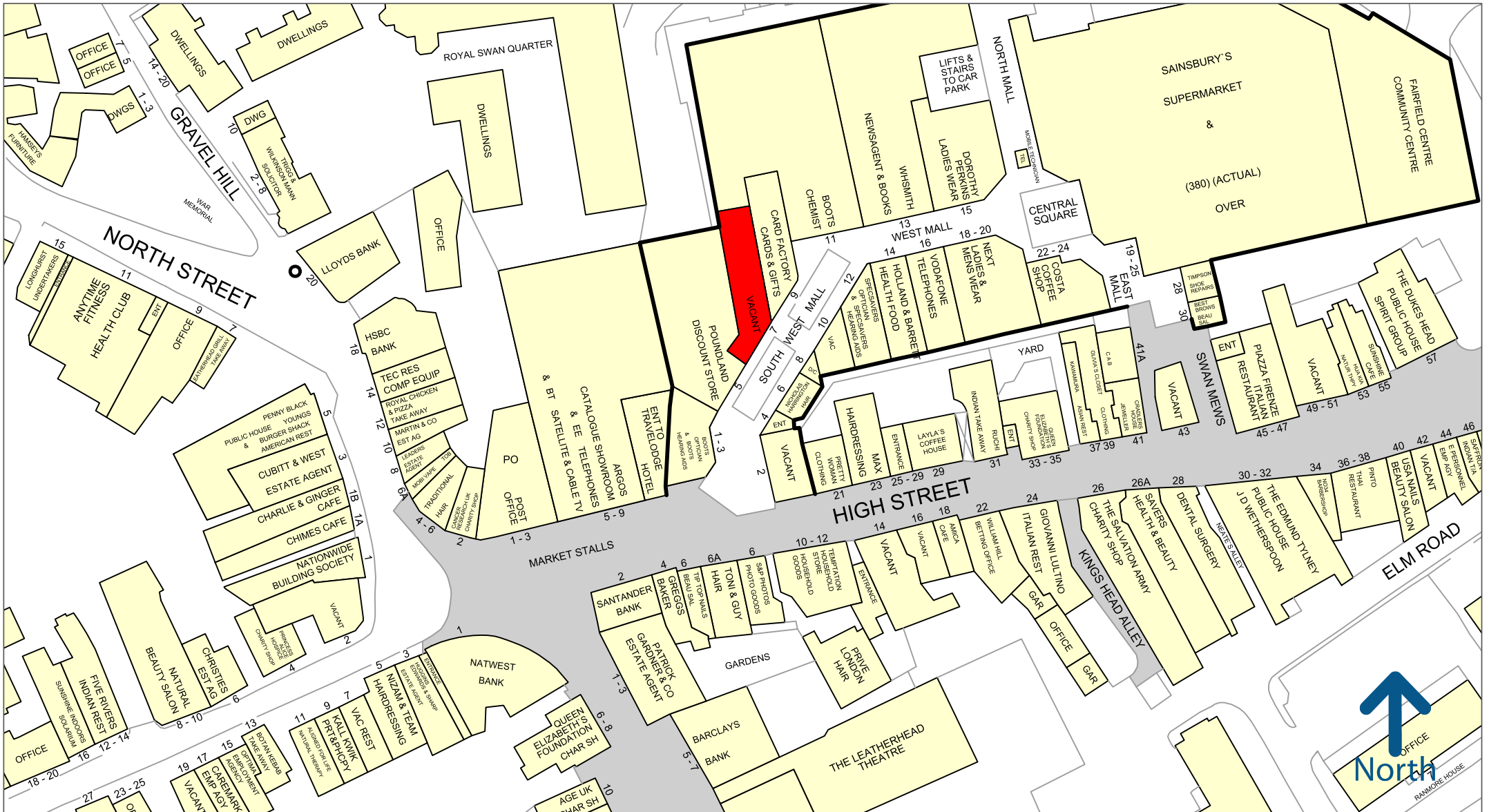
VIEWINGS

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50 metres

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