

SHOP TO LET

Available after abortive negotiations

Leatherhead, 2 High Street, KT22 8HT



- 100% Prime location
- Prominent corner position
- Well configured sales area
- Class E use

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LOCATION

The subject property is located in a very prominent location on the corner of High Street and Church Street. The location is in the heart of Leatherhead and arguably it is the best located and most prominent shop in the town. The Swan centre is nearby with a host of retailers and a multi storey car park.

NEARBY OCCUPIERS

Waitrose, Greggs, Travelodge, Subway, McDonalds, Poundland, WH Smith, Boots The leatherhead Theatre, The Post office, Nat West, Surrey Hills Cycle Works

ACCOMMODATION

The building has recently been substantially refurbished with the provision of three new flats above. The property is in shell condition ready to receive a tenants fit out. The premises are arranged over ground floor with a low ceiling height basement and extends to the following approximate net internal floor areas:-

GF sales	1471 sqft	136.66 sqm
Basement	N/A	

A floor plan is available on request.

LEASE TERMS.

The premises are available by way of a new effective FRI lease with 5 yearly upward only rent reviews for a term to be agreed. The lease will be granted inside the L & T Act 1954

RENT

£38,500 pax

BUSINESS RATES

The RV is to be reassessed.

USE

All uses under class E will be considered subject to any required consents.

TIMING

On completion of legal formalities.

LEGAL COSTS

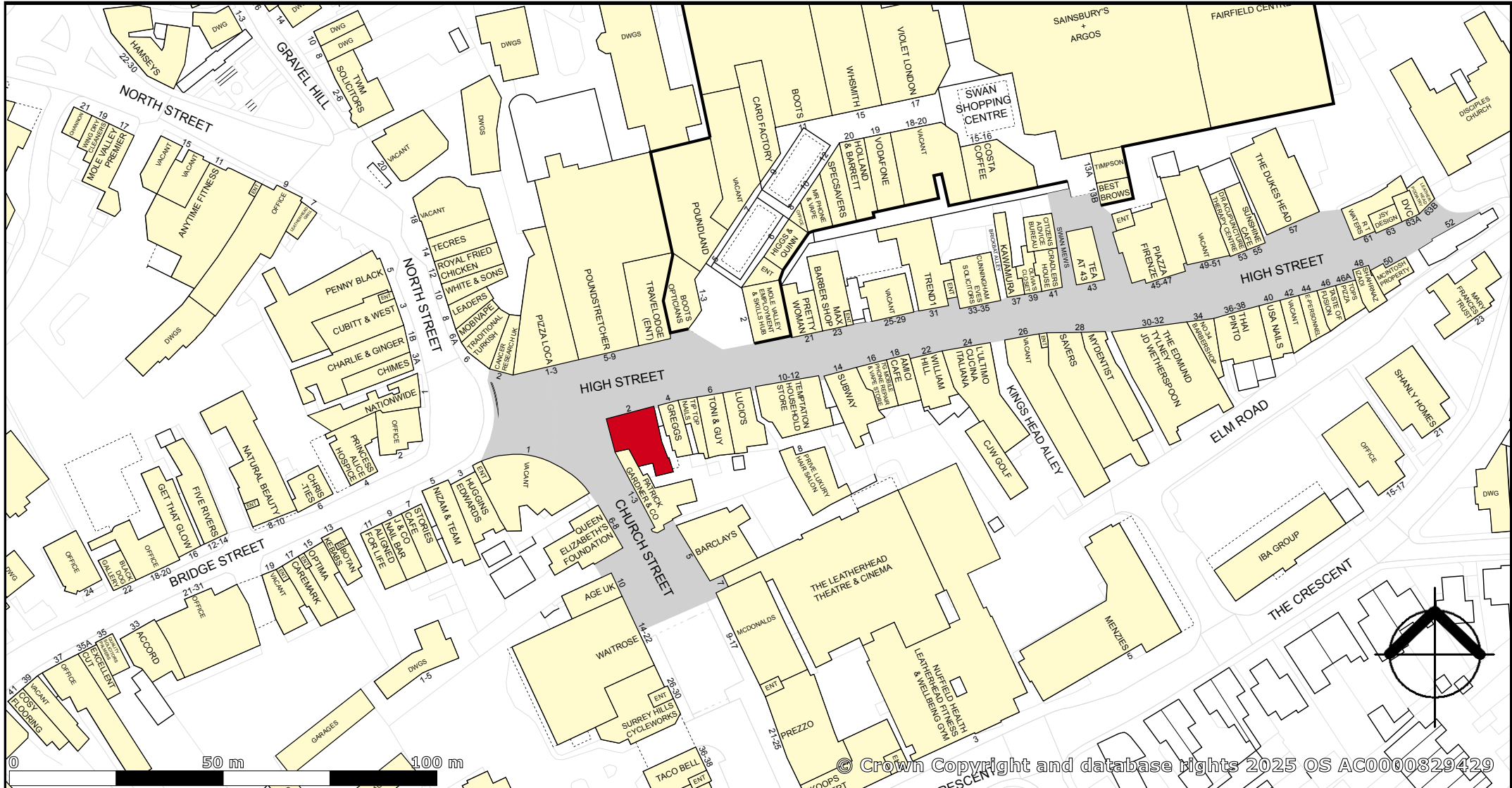
Each party to be responsible for their own costs.

EPC

Band C

Subject to Contract.
June 2025

2 High Street Leatherhead



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