



James ashley
commercial
property consultants

22-30 North Street | Leatherhead | Surrey
PROPOSED LOCK-UP SHOPS TO LET

22-30 North Street | Leatherhead | KT22 7AT | PROPOSED LOCK-UP SHOPS TO LET

- ground floor
- 74.32 m² - 222.96 m² (800 ft² - 2,400 ft²) approx.
- 'e' use class
- alternative uses considered
- rents from: £18,000 per annum
- opposite lidl

DESCRIPTION

Proposed new lock-up shops/offices previously used as a furniture showroom, each will be arranged as an open front sales area, with single WC.

We understand that the premises have an 'E' Use Class, which includes; retail, leisure, medical, and office. Alternative uses will be considered, such as educational - subject to planning.

LOCATION

Situated in a prominent position on the corner of Bull Hill (A245) and North Street, opposite the Aldi car park entrance in Leatherhead town centre.

Neighbouring occupiers include; Aldi, Anytime Fitness, Nationwide, Kall Kwik, Post Office, Travelodge, Card Factory, Boots, Greggs, Specsavers, Subway and WH Smith, as well as other independent and local traders.

Leatherhead mainline railway station is within walking distance, providing services to London Victoria, London Waterloo, Dorking, Guildford and Horsham. There are also buses serving the area located on North Street.

ACCOMMODATION

Unit 1	74.32 m ²	800 ft ²
Unit 2	74.32 m ²	800 ft ²
Unit 3	74.32 m ²	800 ft ²

NB: The proposed new units can be combined, if required.

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed. Available from August 2024.

BUSINESS RATES

The rates will need to be re-assessed. Contact Mole Valley Council on 01306 879295 to confirm what amount is actually payable.

VIEWING

By prior arrangement by contacting the landlords letting agents:

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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