

LEATHERHEAD - 34 North Street

A2 Premises To Let

Ground floor 841 sq ft (78.15 sq m)

First floor offices 575 sq ft (53.41 sq m)

Close to Lidl, Wharfside Furniture, Lloyds TSB and HSBC

Location

The premises are situated at the western end of North Street opposite Lidl, with good visibility from the Leatherhead one way system. North Street is a busy thoroughfare leading to the High Street. Retailers close by include Lidl, HSBC, Wharfside Furniture & Nationwide Building Society.

Accommodation

The premises consist of an end terrace retail shop with ancillary office accommodation above. The premises benefit from rear access leading to a service yard and car parking for two cars.

The property affords the following dimensions:

	Metric:	Imperial:
Net Frontage		
Internal Width (min)	4.5 m	14'9"
Internal Width (max)	5.56 m	18'3"
Shop Depth	14.2 m	46'7"
Ground Floor Sales	65.70 sq m	707 sq ft
Ground Floor Ancillary	12.45 sq m	134 sq ft
First Floor	53.41 sq m	575 sq ft

In addition there are male and female WC's at ground floor level.

Lease

My client is seeking to assign their FRI lease to expire on 1st April 2013.

Rent

£15,500 p.a.x.



Rates

Rateable Value	£12,750
UBR (2009/2010)	48.5p

Costs

Each party to bear their own costs in this transaction.

Inspection

Please note that the staff are not aware of the impending disposal. For further information or to view strictly by appointment, please contact:

Nick Downing

Direct Dial	01483 454140
E mail	nick@downing-associates.co.uk



45 metres

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