



Location

The subject property is prominently positioned within the Swan Centre, a key part of Leatherhead's core town centre retail offer.

The scheme is anchored by **Sainsbury's**, with other national retailers including **Boots**, **TG Jones**, **Costa Coffee** and **Vodafone**.

The Swan Centre also benefits from a 280 space car park located directly above the scheme, providing convenient access for shoppers and supporting footfall.

Accommodation

Arranged over ground floor providing the following approximate net internal floor area:

| | | |
|---------------|-----------|------------|
| Ground Floor: | 411 sq ft | 38.18 sq m |
| Total: | 411 sq ft | 38.18 sq m |

Term

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

Rent

£7,500 per annum exclusive.

Service Charge

To be re-assessed

EPC

The property has a EPC rating of C.

Rates

Rateable Value: £10,750.
Rates Payable: £5,364.25

Interested parties are encouraged to make their own enquiries.

Legal

Each party is responsible for its own legal costs incurred in this transaction.

For further information or to arrange a viewing, please contact:

HARRY HILL
+44 7484 096 845
Harry.hill@knightfrank.com

DAVID LEGAT
+44 7973 621 292
David.legat@knightfrank.com

Unit 24, The Swan Centre Leatherhead, KT22 8AH



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