



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 and first floors providing the following approximate net internal floor area:

Ground Floor:	2,775 sq ft	257.85 sq m
First Floor Storage:	186 sq ft	17.3 sq m
Total:	2,961 sq ft	275.15 sq m

Term

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

Rent

£37,500 per annum exclusive.

EPC

The property has a EPC rating of D.

Service Charge

To be re-assessed.

Rates

Rateable Value: £24,500.
Rates Payable: £12,225.50,

Interested parties are encouraged to make their own enquiries.

Legal

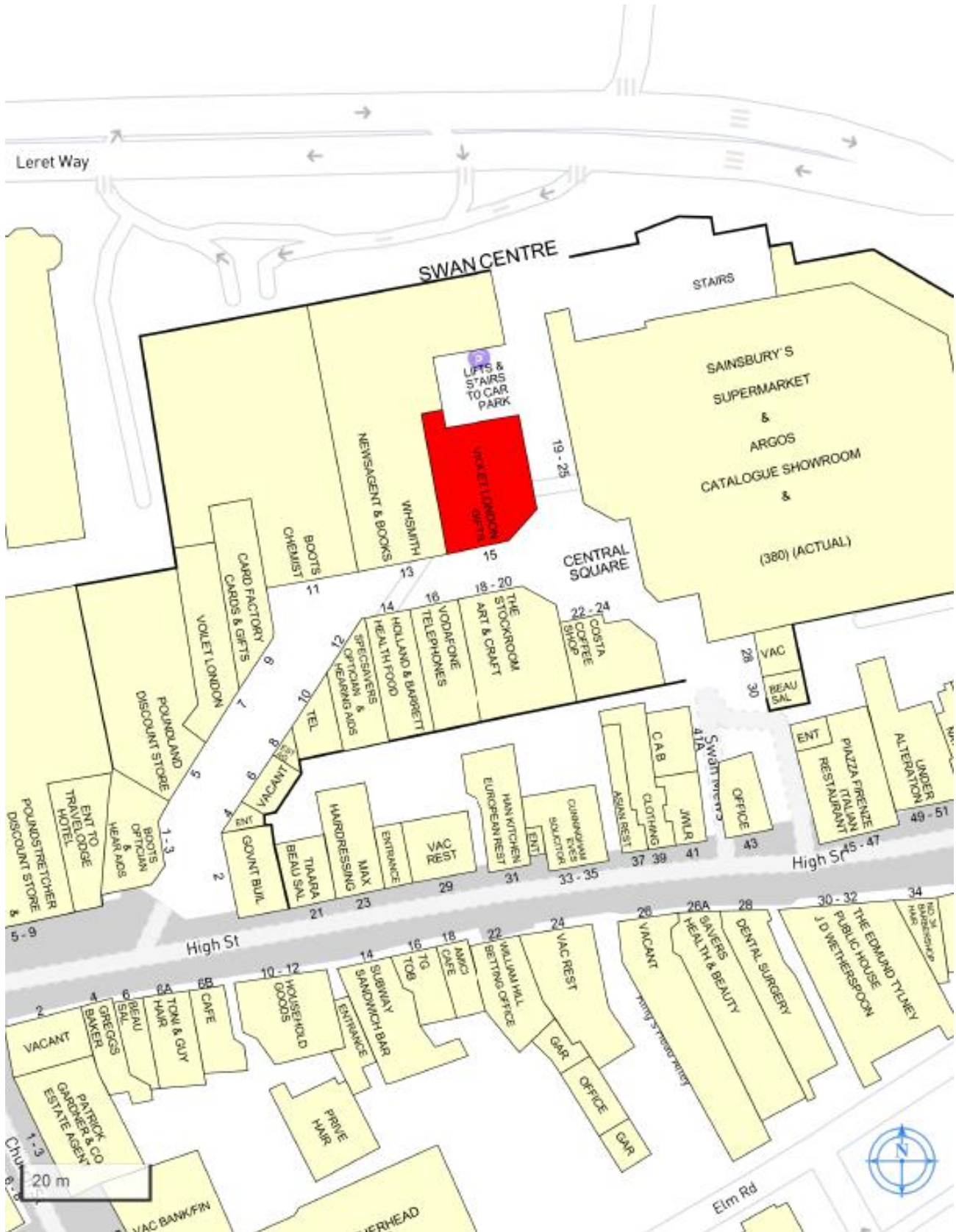
Each party is responsible for its own legal costs incurred in this transaction.

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

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