



Location

The subject property is prominently positioned on Leatherhead High Street forming part of 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 basement floors providing the following approximate net internal floor area:

Ground Floor:	612 sq ft	56.85 sq m
Basement Floor:	852 sq ft	79.18 sq m
Total:	1,464 sq ft	136.03 sq m

Term

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

Rent

£12,500 per annum exclusive.

EPC

The property has a EPC rating of E.

Service Charge

£2,000 2026/27

Rates

Rateable Value: £21,750

Rates Payable: £10,853.25.

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:

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