

26 HIGH STREET, LEATHERHEAD KT22 8AB



**GROUND FLOOR VACANT RETAIL UNIT FOR SALE
IN CENTRAL LOCATION (LEASEHOLD)**

**Offers in the region of
£200,000**



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Open plan lock up shop with glass frontage
- Vacant Possession
- Prime pitch on the High Street
- WC and Kitchenette
- Fully glazed shop front unit with approx. 484 sq ft (44.96 sq m) of retail space
- Could suit numerous 'E' class uses including health/beauty/medical/offices

T 01306 884685

LOCATION

The premises are situated in a prime location on the pedestrianised section of High Street close to the entrance to The Swan Centre shopping centre and close to the Post Office, Greggs, Subways and local operators. A number of coffee shops and eateries are closeby and this unit could lend itself to numerous uses under the current 'E' use class. With residential upper parts Hot Food takeaway is not a suitable option.

ACCOMMODATION

The unit is arranged as open plan retail space with level recessed formed entrance and attractive fully glazed shopfront and offers versatile open plan space with WC, kitchenette, hard floors and suspended ceiling .

Approx net retail area as a whole : 484 sq ft (44.96 sq m) of retail space

USE

The premises suit a wide variety of uses under the existing 'E' use class. Hot food takeaways do not suit the building due to the development of the uppers to residential.

GUIDE PRICE

Offers in the region of £200,000.

VAT

We are advised that the premises is elected for VAT.

TENURE

Long Leasehold interest with approx. 998 years remaining (Virtual Freehold)

SERVICE CHARGE/GROUND RENT

There is a small service charge and ground rent applicable to the unit. Further details can be provided

BUSINESS RATES

Interested parties to make their own enquiries

EPC

An EPC is available for this property. It has been rated D (80). A full copy of the EPC is available upon request.



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. Regulated by RICS



VIEWING

Strictly by appointment with the Landlord's Agents Robinsons telephone 01306 884685.



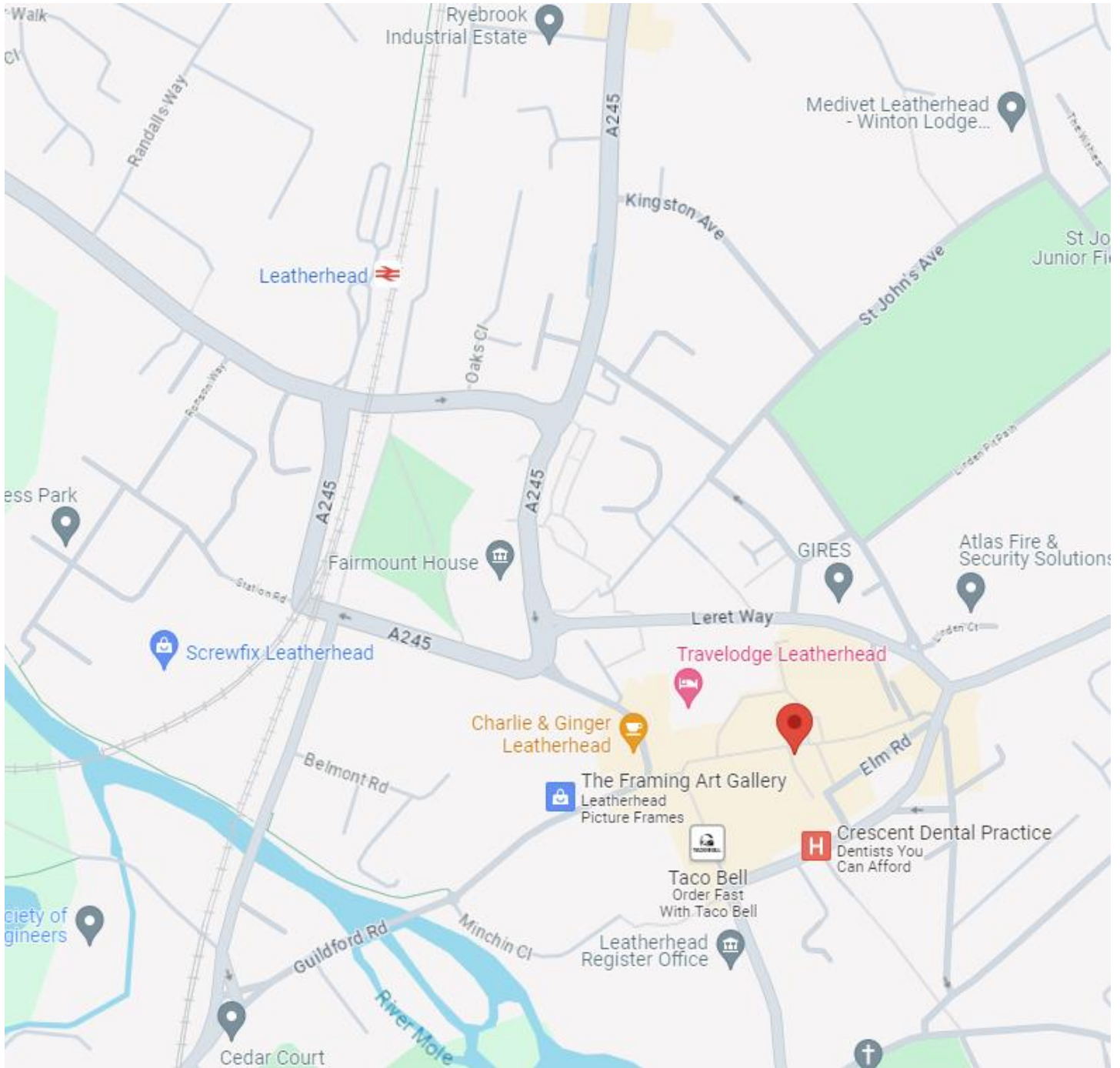
T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**





T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

