



SITUATION

Located close to the junction with Epsom Road and at the beginning of the pedestrianised section of the High Street where there are a variety of multiple and local retailers such as **Savers, Tops Pizza, MyDentist, William Hill** and nearby **The Swan Shopping Centre**.

Leatherhead Station, with its regular services to London Victoria & Waterloo Stations is within ½ mile distant.

Leatherhead is an affluent town located just off the main A24 some 5 miles north of Dorking, 4 miles south-west of Epsom and 23 miles south-west of Central London, enjoying easy access to the M25 (J9).

PROPERTY

A single storey building comprising a **Ground Floor Commercial Unit**.

ACCOMMODATION

Ground Floor

Gross Frontage	9'2"
Internal Width	8'6"
Built Depth	18'6"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Lesley Pennington as a Chiropodist / Podiatrist** for a term of 10 years from 25th September 2017 (**in occupation since 2003**) at a current rent of **£6,461.34 per annum** exclusive **rising to £6,622.87 in September 2022 and by a further 2.5% per annum thereafter**.

Note: There may be potential to convert the property to Residential Use and/or add a first floor, subject to obtaining possession and the necessary consents.

£6,461.34 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Fladgate LLP

Tel: 020 3036 7000 Ref: Madeleine Goward

Email: mgoward@fladgate.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**