



Rent £12,500 Per annum

Size 280 Square feet

Ref #3009

Address

Address: 48 High Street

Postcode: KT22 8AJ

Town: Leatherhead

Area: Surrey

Location

Situated at the top end of the High Street close to many multiples and an interesting range of independent traders.

Description

Premium offers invited.

Charming low rent unit situated in popular town centre location.

Previously operating as a cheese and wine bar the premises would suit other similar uses, however there is no kitchen or preparation area so the unit is not suitable for many food uses as there is no extraction. The bar area caters for around 14 covers and there is a customer toilet to the rear. There is also a charming forecourt/ terrace area for outside dining.

The premises should benefit from small business rates relief- subject to the usual criteria.

EPC rating E.

(Please note that the photos are library photos and the unit has changed.)

Early viewings recommended.

General Information

Tenure:	Leasehold
Rent:	£12,500 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Lease details:	New lease for a term to be agreed.

Features

- ✓ Beautifully presented throughout
- ✓ Business sale
- ✓ Early viewing recommended
- ✓ High street location
- ✓ Outside seating

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



