



Tenure
Freehold.

Location
Leatherhead is an affluent, historic Surrey market town situated on the River Mole, adjacent to the M25 Motorway (Junction 9). Leatherhead Rail Station provides direct access to London Waterloo (approximately 44 minutes), whilst Gatwick Airport is 20 miles to the south-east and Heathrow Airport 28 miles to the north-west.
The property, located within a Conservation Area, is situated in the main pedestrianised town centre shopping area, on the south side of the High Street opposite the entrance to the Swan Centre Shopping Mall. Occupiers close by include Santander, Greggs, Toni & Guy, Halifax, Sainsbury's and Argos. There is a new Waitrose supermarket store currently under construction.

Description

This attractive Grade II listed building is arranged on ground and two upper floors to provide a retail shop on the ground floor together with office accommodation to the first floor and 2 x one bedroom flats on the second floor, which have been sold off on long leases. The first floor has full planning consent for conversion to form 2 x one bedroom flats.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

Shop EPC Rating 73 Band C (Copy available on website).
Flats EPC Rating 72 Band C – Rating 19 Band G

No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor 10-12 High Street	Ram & Family Trading Limited	Gross Frontage 14.7 m Net Frontage 11.55 m Shop Depth 11.93 m Built Depth 12.25 m	10 years from 22.01.2015 (1) Rent review at the 5th year IR & I and £2,500 p.a. (indexed linked) service charge	£42,000 p.a. rising to £43,000 p.a. from January 2018 and to £45,000 p.a. from January 2019 (3)	Rent Review 2020 (1)
First Floor 10-12 High Street	Selective Recruitment Limited (2)	First Floor 100.5 sq m	5 years from 24.11.2014 (3) IR & I and £3,000 p.a. (indexed linked) service charge	£14,000 p.a. rising to £16,000 p.a. from November 2016	Reversion 2019 (3)
Second Floor 10-12 High Street	Individuals	2 x One Bedroom Flats	2 leases each for a term of 125 years one from 18.01.2008 and the other from 28.08.2009	Totalling £500 p.a.	Reversions 2133 and 2134

(1) Tenant break option January 2020.
(2) www.selective-recruitment.co.uk - six offices throughout the UK. Head office based in Leatherhead.
(3) Landlord & tenant break option 24th November 2017. Sections 24-28 of the Landlord and Tenant Act are excluded.

Total £56,500 p.a.

Leatherhead
10-12 High Street
Surrey
KT22 8AN

- **Attractive Freehold Shop, Office and Residential Investment**
- Pedestrianised town centre location close to the Swan Centre
- Attractive Grade II listed building with double frontage
- First floor planning consent for 2 x one bedroom flats
- New Waitrose under construction in the town centre
- Total Current Rents Reserved **£56,500 pa**

SIX WEEK COMPLETION

