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TO LET

PRIME RESTAURANT – 2,832 SQ FT (263.09 SQ M)

31 High Street, Leatherhead, Surrey, KT22 8AB

**DESCRIPTION**

The premises are arranged of basement, ground and first floors. The basement holds the kitchen whilst the ground and first floors are arranged as restaurant seating. There are WCs on all floors.

**LOCATION**

The property is situated in a prime location on the High Street in front of Swan Centre, which forms the prime core of Leatherhead's shopping offer. Other retailers include Sainsburys, Next, Argos, Boots, WH Smiths, Costa plus a host of independent retailers.

**ACCOMMODATION**

	SQ FT	SQ M
Ground Floor	793	73.67
First Floor	1,003	93.18
Basement	820	76.18
<b>TOTAL</b>	<b>2,616</b>	<b>243.03</b>

**AMENITIES**

- Prime restaurant pitch
- High footfall location
- Central position
- Parking amenities close by
- Nearby occupiers include Costa Coffee, Next, Holland and Barrett, Card Factory and Boots Chemist.

**RENT**

A new lease is available at a commencing rent of £35,000 per annum exclusive, subject to rent reviews at the appropriate intervals.

**RATES**

Effective April 2023 the rateable value for the premises is: £34,750

**VAT**

VAT may be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of D.



**VIEWINGS – 01273 876 200**

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