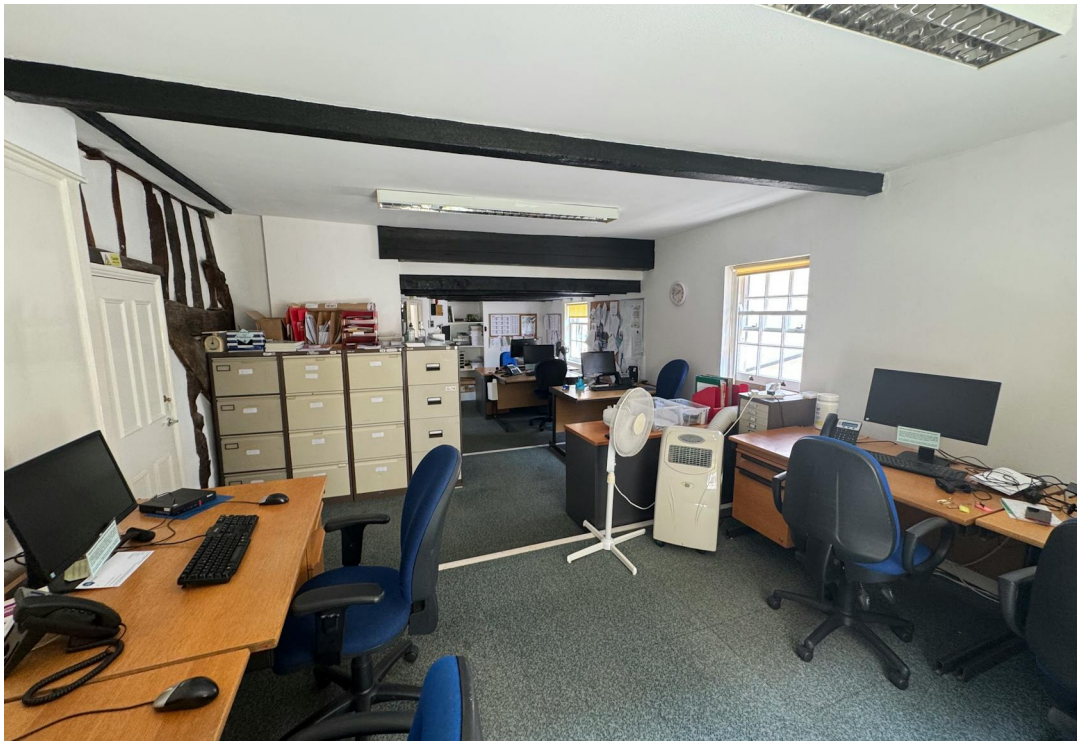


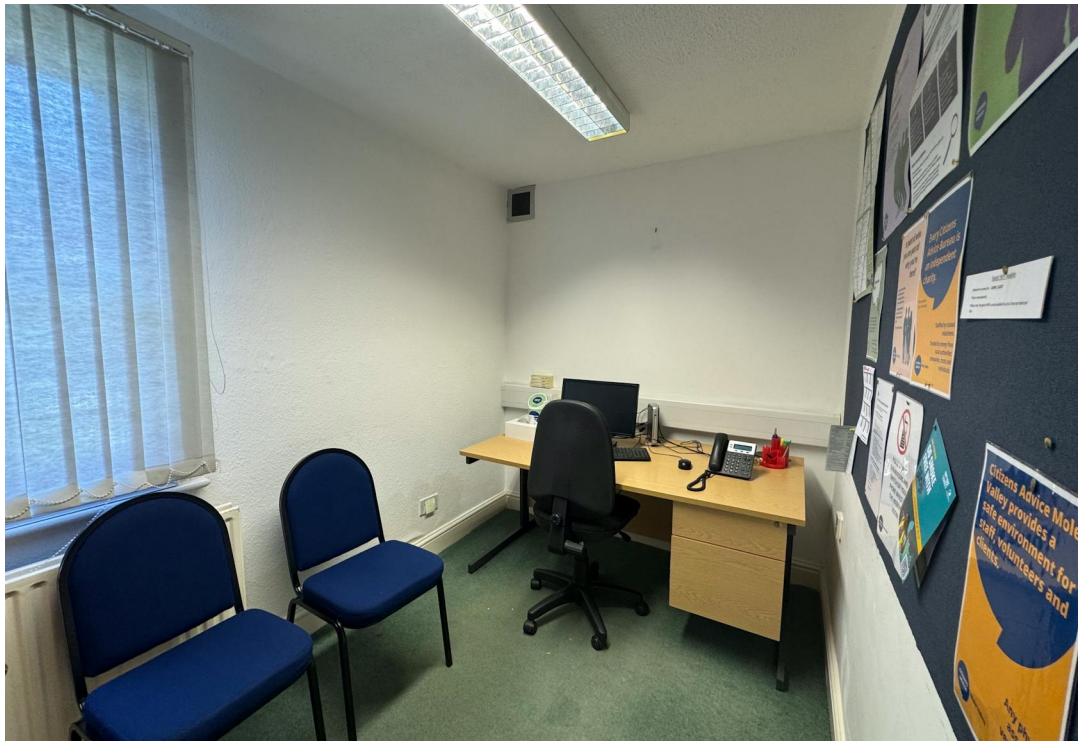
Owen Isherwood
CHARTERED SURVEYORS

41 High Street, Leatherhead, KT22 8AE

FOR SALE | 1,563 SQ FT (145.21 SQ M)

Attractive mixed-use Investment




Citizens Advice Mole Valley provides a safe environment for staff, volunteers and clients.





Location

The property occupies a prominent position on the High Street in the heart of Leatherhead town centre. Benefiting from excellent visibility and strong footfall, the surrounding area comprises independent retailers, cafés, restaurants and professional services. The property also benefits from access to nearby public car parks and excellent road connections via the A246, providing direct links to the M25 network and the wider Surrey region.

Description

This attractive town centre investment comprising a ground-floor retail unit, benefiting from High Street frontage, and rear ground-floor and first-floor office accommodation, including reception, meeting rooms, kitchen and WC facilities. Fully let to two established occupiers, the property provides secure, diversified rental income.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor Retail Front	400.40	37.20	Occupied
Ground - Ground Floor Rear (Citizens Advice Bureau)	341.20	31.70	Occupied
1st - First Floor Citizens Advice Bureau	821.40	76.31	Occupied
Total	**1,563**	**145.21**	

Price

£425,000

EPC

C (71)

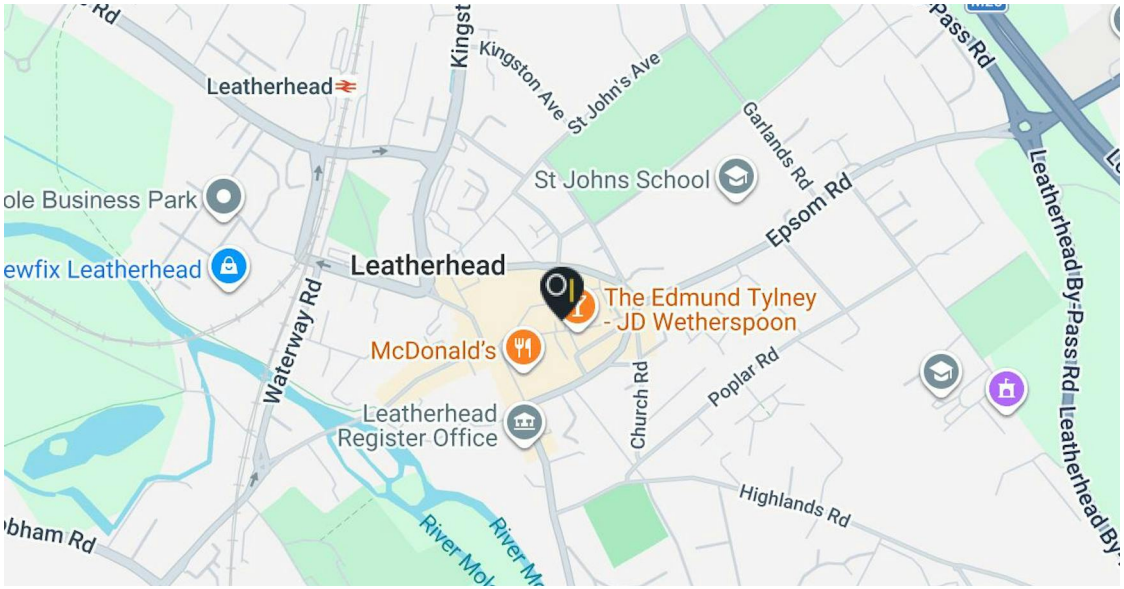
Rateable Value

41 High Street - £12,500
The Georgian House Swan Mews - £22,250

Tenure

The ground floor front retail unit is let to Cradlers House Jewellers on a 5-year lease expiring in March 2029, at an annual rent of £12,000 until March 2027, increasing to £12,500 for the remainder of the term.

The ground floor rear and first floor are let to Citizens Advice Bureau on a 10-year lease expiring in March 2031, at an annual rent of £17,000. With a mutual break option subject to 12 months' notice.







Contact

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