

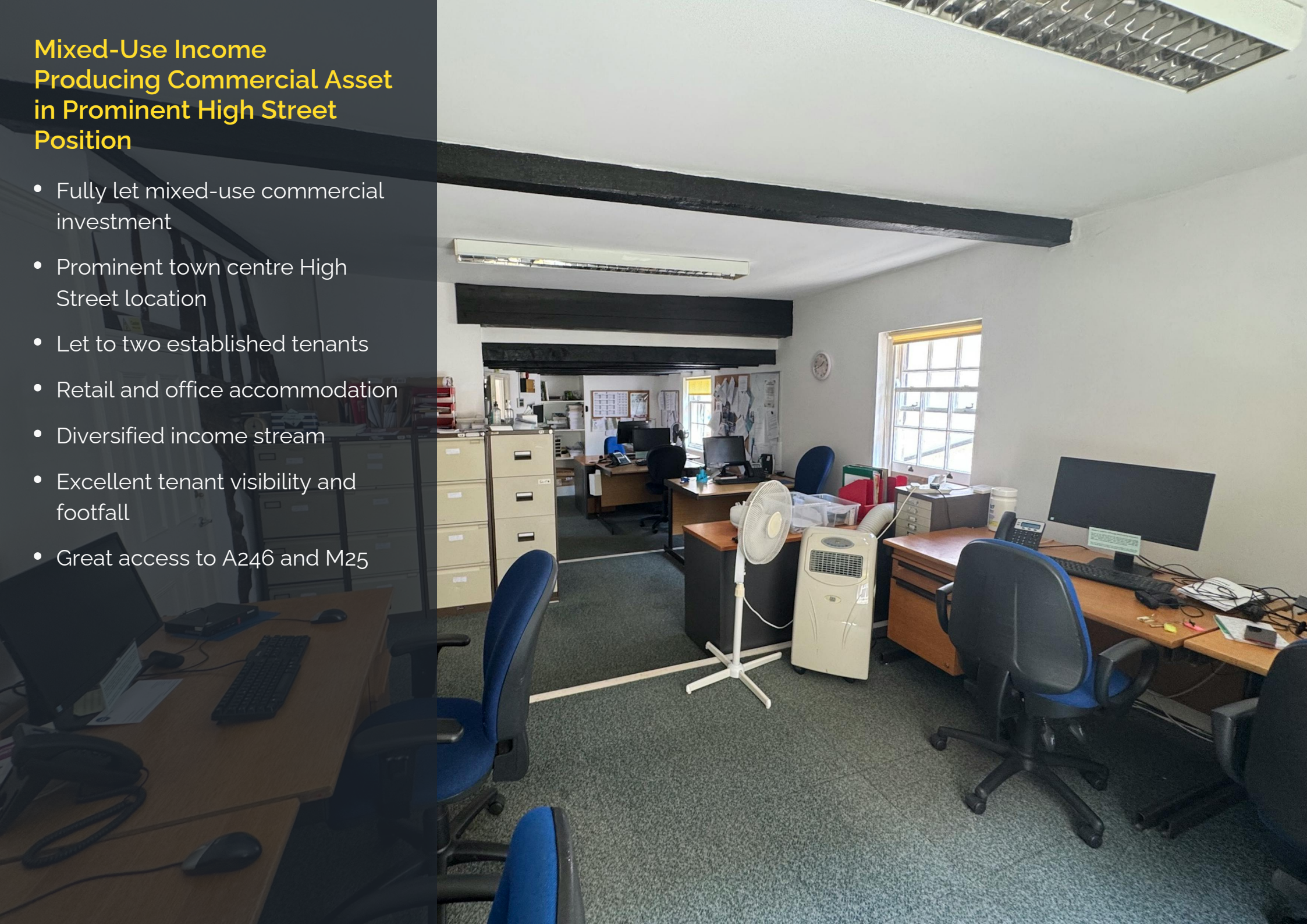
Owen Isherwood
CHARTERED SURVEYORS

41 High Street, Leatherhead, KT22 8AE

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

Mixed-Use Income Producing Commercial Asset in Prominent High Street Position

- Fully let mixed-use commercial investment
- Prominent town centre High Street location
- Let to two established tenants
- Retail and office accommodation
- Diversified income stream
- Excellent tenant visibility and footfall
- Great access to A246 and M25



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

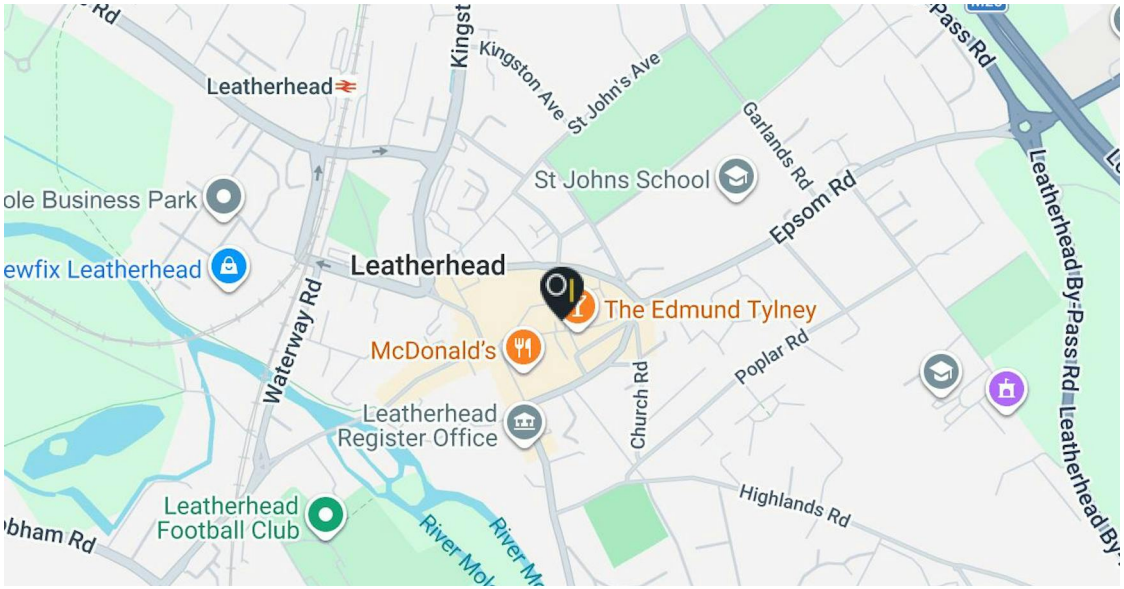
£425,000

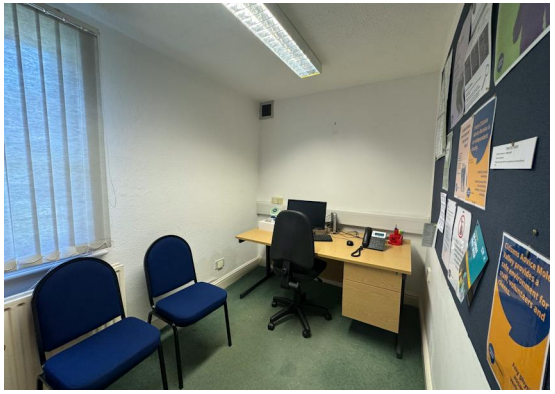
EPC

C (71)

Legal costs

Each party to bear their own legal costs incurred in the transaction.







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