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CHARTERED SURVEYORS

**TO LET**

**High-Street Retail Unit**

1,424.58 sq ft (132.45 sq m)

**22 High Street, Great Bookham, Leatherhead, KT23 4AG**

## LOCATION

The property is located on Bookham High Street at the north end, towards Lower Road. It is situated on the right-hand side of a double-fronted, two-storey commercial building. Great Bookham is a pleasant and desirable village in central Surrey, less than three miles from Leatherhead and ten miles from Guildford. The closest railway station is Bookham, just a mile from the property, providing services into Guildford and London Waterloo. The 479 Bus is accessed on Lower Road with services to Little Bookham, Guildford and Effingham.

## DESCRIPTION

The subject property was previously a bridal wear shop with a sales area leading back towards a central corridor with fitting rooms off each side. At the end of the corridor there are W/C facilities along with additional office space and then staffroom/kitchenette with rear entrance. At the rear of the property there is 1 parking space for the demised premises accessed via lower road car park.

## ACCOMMODATION

AVAILABLE	SQ FT	SQ M
Ground Floor	1,424.58	135.45
Total	1,424.58	135.45

## TENURE

The Unit is available on an immediate basis with new lease terms to be agreed.

## PRICE

£21,500 per annum

## RATES

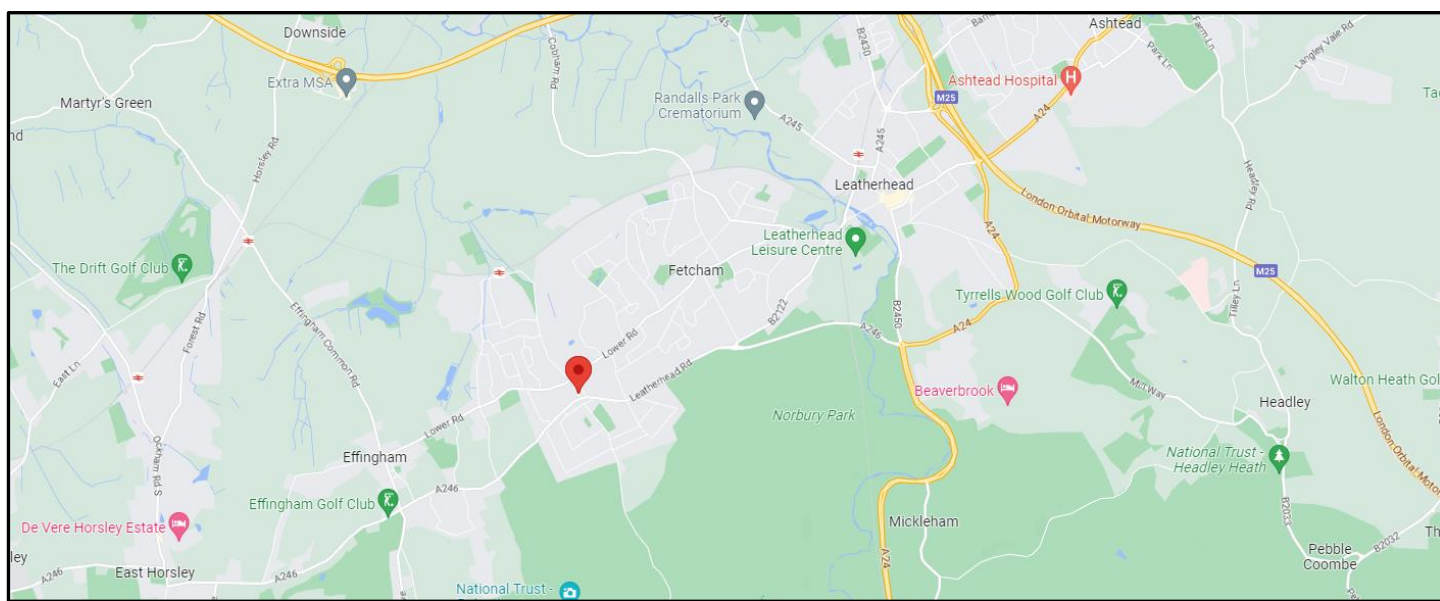
Rateable Value: £16,000  
Rates Payable (23/24): £7,984

## EPC

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## LEGAL COSTS

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



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

**T: 01483 300 176**  
**www.owenisherwood.com**  
**1 WEY COURT, MARY ROAD, GUILDFORD GU1 4QU**

## CONTACT

**Charlie Williams**  
**T: 01483 300 176**  
**M: 07456 899972**  
**E: charlie@owenisherwood.com**

**Sean Bellion**  
**T: 01483 300 176**  
**M: 07811 343109**  
**E: sean@owenisherwood.com**