

**HIGH STREET
RETAIL UNIT
TO LET**



EGi's Most Active Dealmaker - Surrey 2018/19



**UNIT 3, VINE COURT, 59 HIGH STREET,
BOOKHAM, LEATHERHEAD, KT23 4AD**

Large, Prominent Retail Unit To Let

402.7 sq. m. / 4,334 sq. ft.

May Suit Alternative Commercial Uses (subject to planning)

Affluent Village Location

Parking To The Rear



Owen Shipp Commercial
1 Wey Court, Mary Road, Guildford, Surrey, GU1 4QU
www.owenshipp.co.uk

59 HIGH STREET, BOOKHAM,

Location

The property is a substantial two-storey building occupying the corner of Bookham High Street and Guildford Road A246. Great Bookham is a desirable village in central Surrey, located less than three miles from Leatherhead and access onto the M25 at Junction 9. Bookham is ten miles East of Guildford and it's fifteen miles to the north west of Gatwick airport.

Bookham Mainline railway station is a mile from the property and there are nearby bus stops for services to Epsom, Leatherhead and Guildford.

Description

Vine Court is two-storey, mixed-use building with parking to the rear. It comprises three ground floor shops and residential flats above. The vacant retail unit is arranged over ground and first floor. There is open retail space on the ground floor, with ancillary kitchenette and storage. An internal staircase leads to the first floor where there is large open stock room, which could also be used for ancillary offices or further retail space, along with male and female WCs.

There is associated parking and car garages to the rear of the building, as well as double loading doors into the property.

Accommodation

The useable floor area is approx.:

GF Retail: 197.9 sq. m. / 2,130 sq. ft.

GF Ancillary: 28.0 sq. m. / 302 sq. ft.

FF Storage: 176.7 sq. m. / 1,902 sq. ft.

Total: 402.7 sq. m. / 4,334 sq. ft.

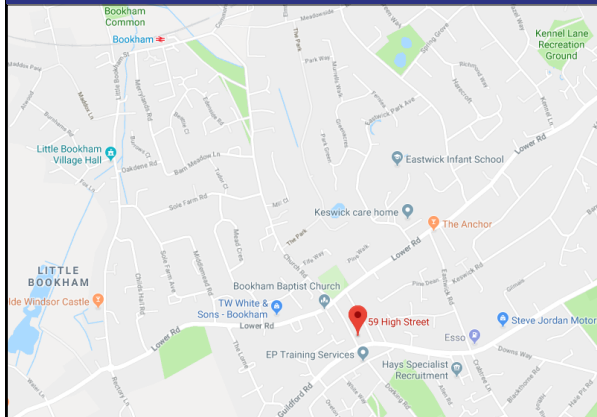
Tenure

Available on a new lease for a term to be agreed.

Rent

£52,500 p.a.

Map



Internal Photo



Rates

Rateable Value: £38,000

Rates Payable: £18,240 (2018/19)

EPC

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Legal Costs

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

Viewing

Strictly by appointment with the sole agents:



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.

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