

23 High Street
Leatherhead
KT22 8AB



**FOR
SALE**

**Part Let Commercial Investment/
Development Opportunity**
3,897 sq ft (362 sq m)

**Hurst
Warne**

23 High Street
Leatherhead, KT22 8AB

Investment Summary

- Prime High Street location in central Leatherhead.
- Potential for alternative uses or redevelopment, subject to planning.
- Attractive period property with prominent frontage.
- Significant scope for refurbishment and repositioning.
- Part incoming producing – £14,500 p.a. Ground Floor
- Surrounded by national retailers, cafés and everyday amenities.

Description

23 High Street is a mixed-use building arranged over five levels, comprising a ground floor retail unit with offices across the upper and lower floors. The ground floor is let to Max Barbers, providing an immediate income stream, with the remaining accommodation offered with vacant possession.

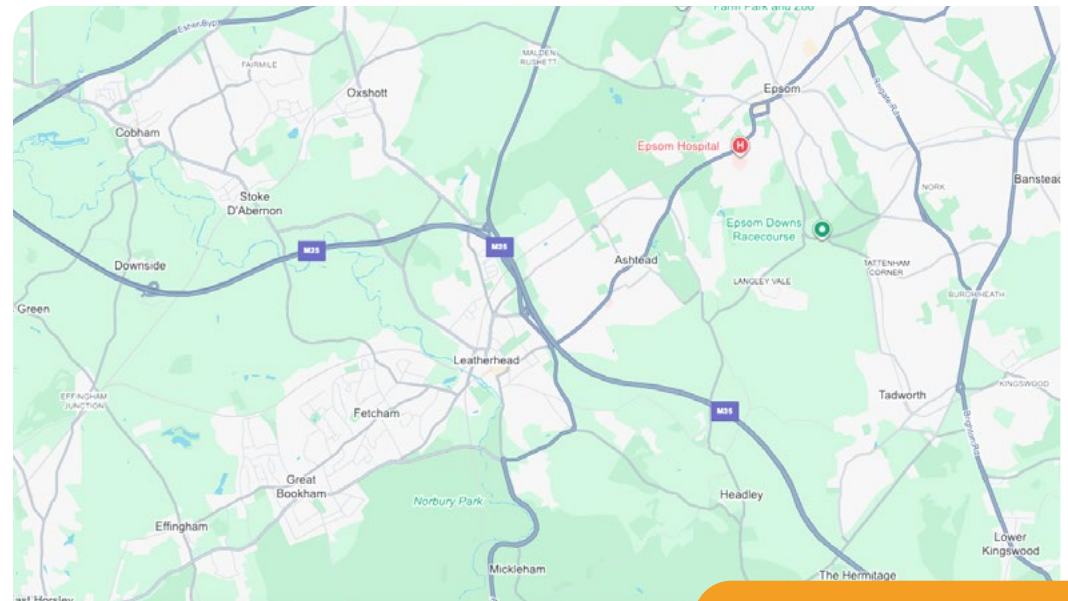
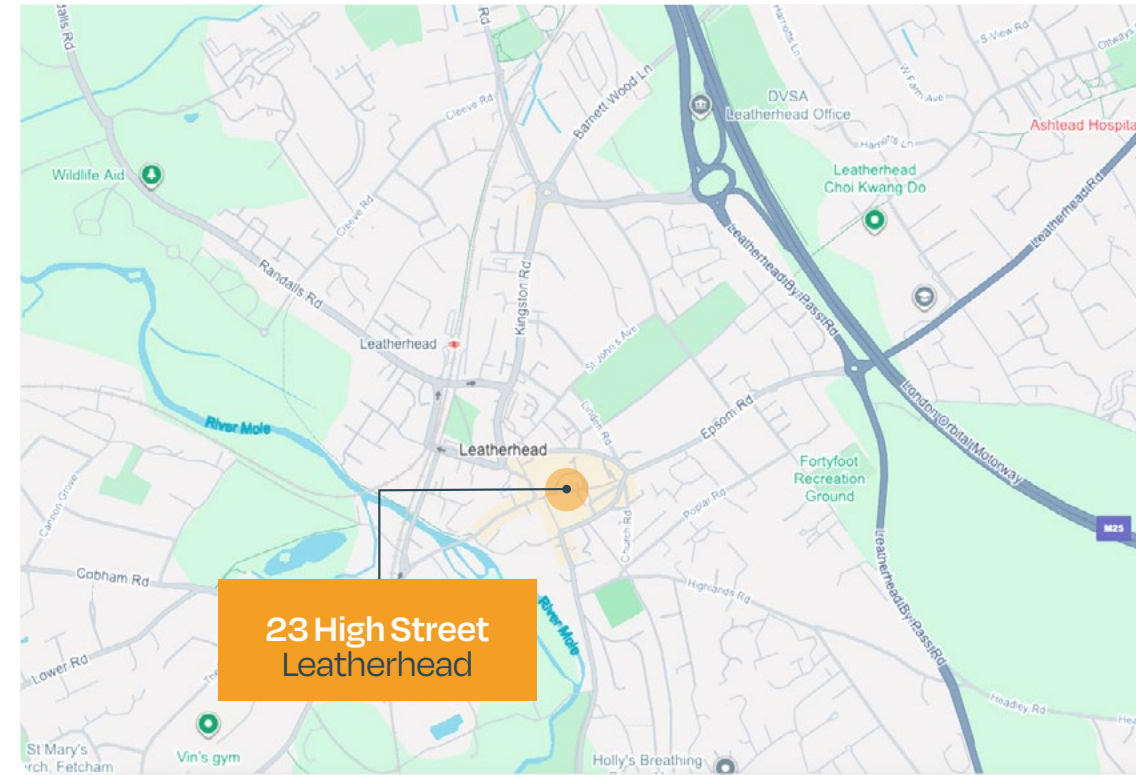
The property extends to approximately 3,897 sq ft (GIA) and provides flexible accommodation with potential for reconfiguration or alternative uses, subject to planning.



Location

Leatherhead, Surrey, is strategically located near the M25, just 27 km from Central London, with excellent road and rail links, including a direct 45-minute train service to London Waterloo. The town offers easy access to both Heathrow and Gatwick airports.

23 High Street is centrally situated in Leatherhead town centre, with numerous local amenities, including Waitrose, Sainsbury's and cafés.



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Planning

There may be potential for alternative uses or redevelopment of the upper parts, including residential or further commercial uses, subject to securing the necessary planning permissions.

Mole Valley District Council previously had Article 4 directions affecting certain parts of the district; however, these provisions have now been removed and are no longer in effect. As a result, the permitted development rights under Class MA (conversion of Class E to residential) are currently available, subject to meeting the usual prior approval requirements.

A previous application was submitted for the change of use of the offices to residential flats. The application was withdrawn prior to determination, so the property currently remains in its existing lawful use.

Plans can be seen on our website.

Interested parties are advised to make their own enquiries directly with Mole Valley District Council's Planning Department to confirm the suitability of their proposed use and any requirements relating to change of use, alterations, or redevelopment.



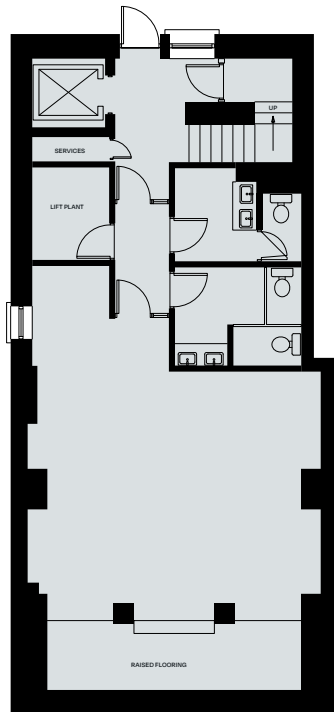
Title Plan



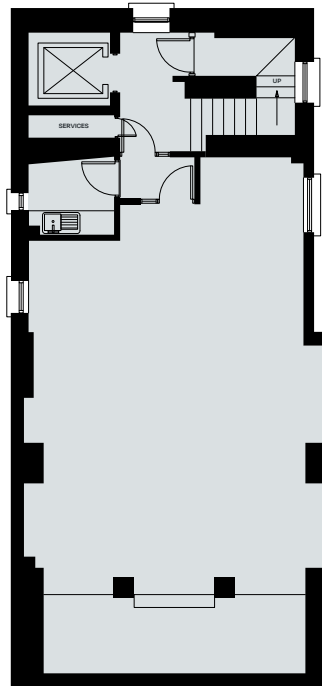
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For guidance purposes only, subject to contract.

Existing Approximate Floor Plans

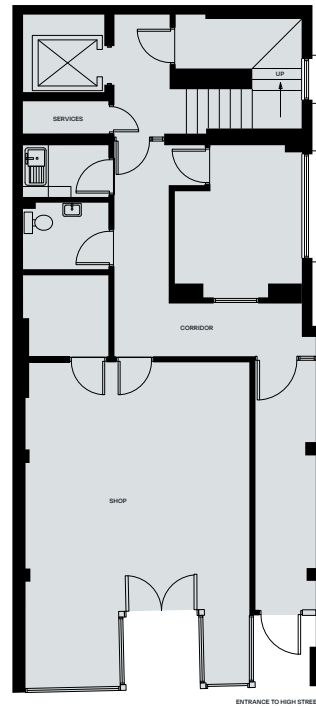
Lower Second Floor



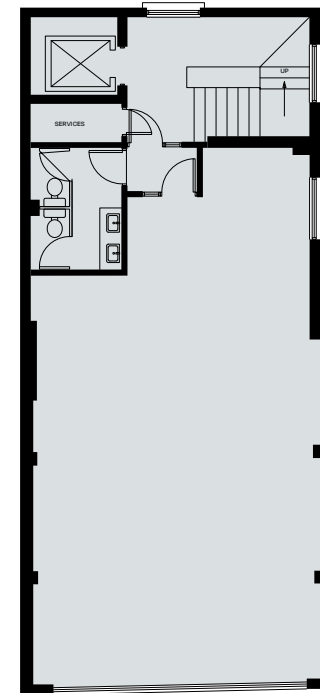
Lower First Floor



Ground Floor



First Floor



Second Floor



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Accommodation

The accommodation comprises the following approximate areas:

FLOOR	SQ FT	SQ M
Lower Ground Floor 2	573 sq ft	53.2 sq m
Lower Ground Floor 1	815 sq ft	75.7 sq m
Ground Floor	94 sq ft	8.7 sq m
Ground Floor retail	530 sq ft	49.2 sq m
1st Floor	911 sq ft	84.6 sq m
2nd Floor	975 sq ft	90.6 sq m
Total (Gross Internal Area)	3,897 sq ft	362.0 sq m

Tenancy

Ground Floor Let to Max Barbers on a 10 year lease, from October 2019 expiring October 2029.

The current passing rent is £14,500 per annum, with an outstanding rent review in October 2024.

The lease is contracted out of Sections 24-28 of the Landlord & Tenant Act 1954.

Proposal

Offers sought on the region of £575,000
(Five Hundred and Seventy-Five Thousand).



Anti-money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

Property is VAT elected.

Key Terms

- Prime High Street location in central Leatherhead.
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- Attractive period property with prominent frontage.
- Significant scope for refurbishment and repositioning.
- Part income producing
- Surrounded by national retailers, cafés and everyday amenities.

Viewings

Strictly by prior appointment
via sole agents Hurst Warne:-



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Our Leatherhead, Guildford, Woking, Farnborough and Sevenoaks regional offices cover Surrey, Kent, Hampshire, Berkshire & the South West M25.

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