



RETAIL/CLASS E UNIT TO LET

HS HUGGINS STUART
EDWARDS

8 Grove Corner, Lower Shott, Bookham, KT23 4LP
£10,000 PER ANNUM EXCLUSIVE

8 Grove Corner, Lower Shott, Bookham,
Surrey, KT23 4LP

TO LET

Approx 251 sqft (23.31 sqm) plus garage

DESCRIPTION

Opportunity to occupy ground floor Class E premises, suitable for a variety of uses, with spotlights, WC, rear access and external garage/storage unit located behind the shops. Unlimited on-street parking is available immediately in front of the property as well as 30 minutes free parking in the Lower Shott pay and display car park.

Retail	251 sqft	23.31 sqm
Garage/storage	111 sqft	10.31 sqm
TOTAL	362 sqft	33.63 sqm

RENT

£10,000 per annum exclusive.

LEASE

New lease outside the Landlord & Tenant Act, terms to be agreed.

LOCATION

The property is situated on the North side of Lower Shott, close to the junction with White Way, in the popular Grove Corner shopping parade. Other occupiers include a fishmongers and NHS pharmacy. Bookham High Street is within easy walking distance.

The A246 which runs parallel to Lower Shott is the main thoroughfare between Leatherhead and Guildford. Bookham mainline rail station is approximately 1.2 miles away providing regular services to London Waterloo and Guildford.

RATES

Rateable value: £5,900 payable at 49.9p in the £ (2024/25). **Note 100% Small Business Rate Relief may be available. Prospective occupiers to satisfy themselves as to their eligibility*.*

EPC

C - 71.

LEGAL COSTS

Tenant to pay a contribution towards the Landlord's legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
10 West Street, Epsom, KT18 7RG
T: 01372 740555
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DATE

January 2025

FOLIO NUMBER

30289

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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