



**RETAIL/CLASS E UNIT TO LET**

**HS EDWARDS**  
**HUGGINS STUART**

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

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

## TO LET

Approx 274 sqft (25.45 sqm) plus garage

### DESCRIPTION

Opportunity to occupy ground floor Class E premises, suitable for a variety of uses, with strip lighting, 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	274 sqft	25.45 sqm
Garage/store	128 sqft	11.89 sqm
TOTAL	402 sqft	37.34 sqm

### RENT

£10,000 per annum exclusive

### LEASE

New lease outside the Landlord & Tenant Act available from June 2025, 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 fishmonger 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: £5,500 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

B - 38.

### 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

30290

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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