

2 BRIDGE STREET, LEATHERHEAD KT22 8BZ

INVESTMENT PROPERTY FOR SALE



**RARE FREEHOLD BUILDING FOR SALE – VACANT 1ST & 2ND
REFURBISHED OFFICES WITH GROUND FLOOR INCOME**

PRICE ON APPLICATION



Reigate

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Dorking

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- Rare Freehold opportunity
- 2,295 sq ft in total
- Ground floor retail accommodation (Let) with office on upper floors
- Income producing
- Attractive period style listed building
- Central location in Leatherhead town centre

T 01306 884685

LOCATION

The property is situated in a prominent position fronting Bridge Street, close to its junction with the High Street, and close to an array of local retail and leisure amenities including The Swan Shopping Centre, Waitrose, numerous coffee shops, restaurants, and bars. Travelodge and Nuffield Health Club are close by.

Leatherhead mainline railway station is within approximately a 10-minute walk which provides a fast and frequent service to London Waterloo and Victoria. The M25 (Junction 9) is within 1 mile of the property and provides excellent onward access to the national motorway network and both Heathrow and Gatwick Airports



DESCRIPTION

The building is believed to have been constructed in 1928 and is a mixed-use property providing ground floor retail accommodation with offices on 1st and 2nd floors.

The building is of Jacobean style architecture and was previously occupied by The Woolwich Building Society. A comprehensive refurbishment of the office accommodation was undertaken in 2024 to bring the property up to modern standards.

The ground & basement is retail and it let to Kall Kwik (see separate tenancy schedule for lease details). The first floor is arranged as three office rooms plus an ancillary area, WC, shower room, and tea point. The second floor is arranged as two office rooms with open plan space plus WC and Kitchen. The offices have newly installed A/C and are refurbished to a high standard throughout. The office floors are also available to let on a separate basis.

Approx. dimensions as follows: -

Floor	Sq ft	Sq M	Availability
Ground - Retail	845	78.50	Let
First	750	69.6	Available
Second	700	65.03	Available
Total	2,295	213.21	

PROPOSAL

Offer are sought for the benefit of the freehold interest.

Price on application.

LEASE

The property is held on a freehold basis. The ground floor and basement is currently let on an effective FRI basis to Kelvic Petal Associates.

Floor	Ground & Basement
Tenant	Kelvic Petal Associates T/A Kallkwik
Size	845 sq ft (plus basement of 232 sq ft)
Lease Start Date	10/12/2020
Rent	£18,500 per annum
Term	15 years
Break Provisions	10/12/2025 & 10/12/2030
LTA	Outside
Rent Review Pattern	5 years to be increased to greater of RPI or market rent
Service Charge	£1,500 per annum increased annually with RPI

LISTED BUILDING AND CONSERVATION

The building is Grade II Listed due to its architectural or historic interest and in within the Conservation Area.



BUSINESS RATES

Interested parties should make their own enquiries with the relevant local authorities.

VAT

We are advised that the premises is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

EPC

An EPC is available for this property. This property has been graded as C

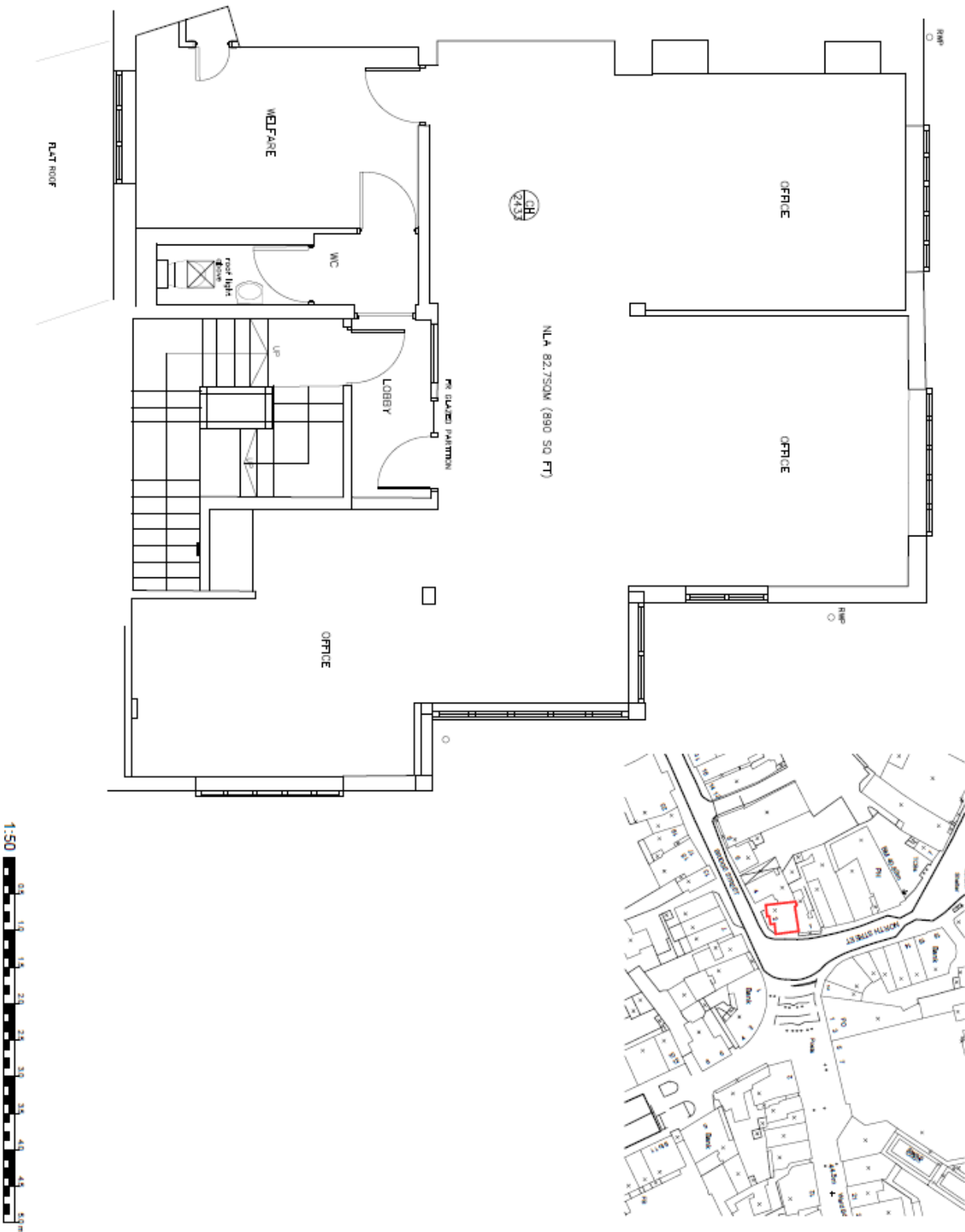
VIEWING

Strictly by prior appointment only through joint agents:

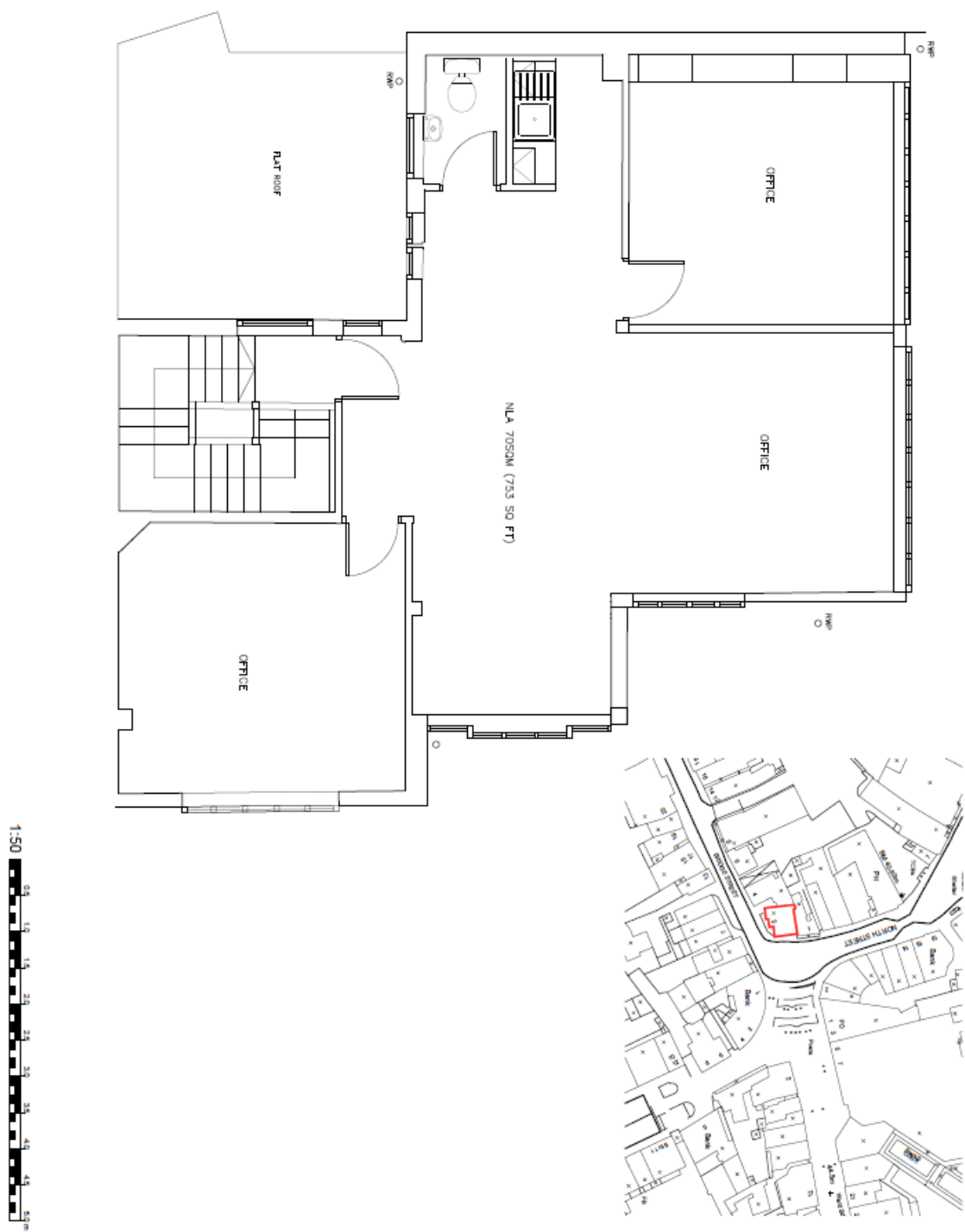
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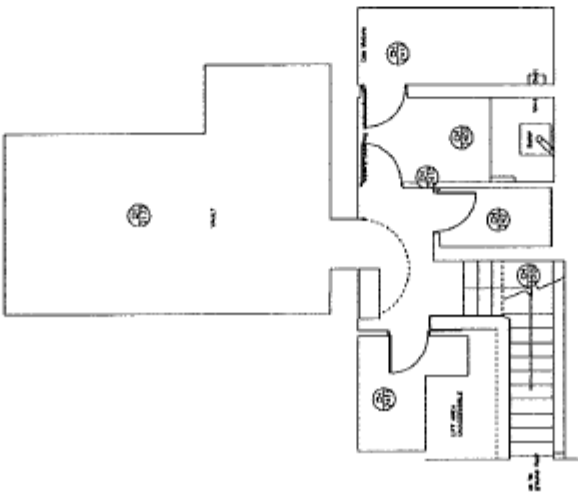
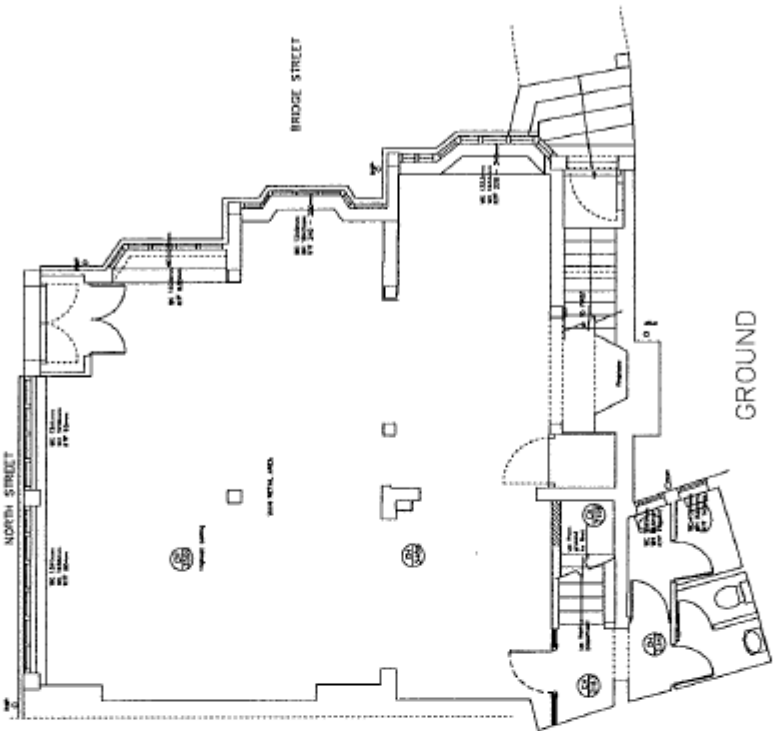
FIRST FLOOR

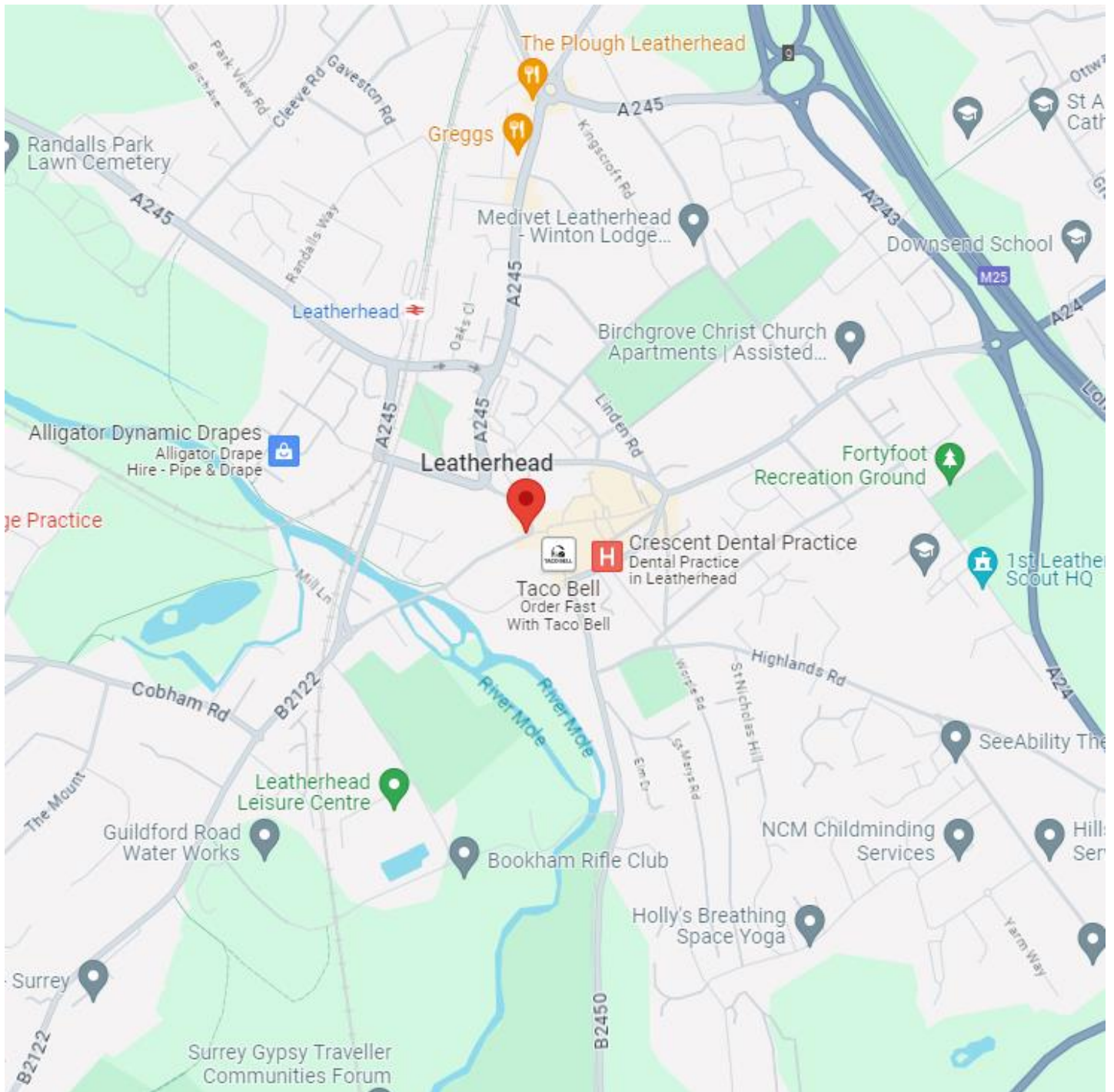


SECOND FLOOR



GROUND & BASEMENT





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