



CLASS E BUILDING TO LET

HS HUGGINS STUART
E EDWARDS

63 HIGH STREET, LEATHERHEAD, SURREY, KT22 8AQ
£5,000 PER ANNUM EXCLUSIVE

63 High Street, Leatherhead, KT22 8AQ TO LET

Approx 547 sqft (50.82 sqm)

DESCRIPTION

Ground and first floor Class E accommodation situated on the High Street close to The Leatherhead Institute. The property requires substantial refurbishment and incentives are available to occupiers prepared to undertake repairs and improvements.

Ground floor	243 sqft	22.58 sqm
First floor	184 sqft	17.09 sqm
Basement	120 sqft	11.15 sqm
TOTAL	547 sqft	50.82 sqm

RENT

£5,000 per annum exclusive with an initial rent-free period to be agreed. The property is offered as seen.

LEASE

New lease terms to be agreed.

LOCATION

The property is located on the North side of the High Street and well positioned for the town centre amenities and the Swan Centre which includes notable occupiers such as Sainsburys, Boots and Costa. The property benefits from excellent access to the national motorway network with junction 9 of the M25 being

less than 5 minutes drive away. Leatherhead rail station is within walking distance and provides regular services to London Waterloo and London Victoria.

RATES

Rateable value: £9,300. Rates payable at 38.2p in the £ for RHL occupiers & 43.2p in the £ for non- RHL occupiers. * **100% small business rate relief available for eligible occupiers (2026-27). Occupiers to satisfy themselves as to their eligibility.** *

EPC

D-97.

LEGAL COSTS

Each party to bear their own 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
E: epsom@hsedwards.co.uk

DATE

July 2026

FOLIO NUMBER

30362

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

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