



**Church Road, Bookham, Leatherhead, KT23**

**Pacey Wingent Dickson**

**£900 pcm**



**Deposit: £1,800**

This well-presented detached retail unit is located in the heart of Bookham, offering excellent roadside visibility and easy access for customers. The property features a prominent frontage and flexible internal layout, making it suitable for a wide range of retail or service-based uses (STPP).

The accommodation comprises an open-plan sales area with good natural light, supported by a separate dressing room and a self-contained W.C. The building's detached nature provides enhanced privacy, strong branding opportunities, and potential for dedicated customer parking or external display space, subject to configuration.

Situated close to Bookham High Street's established mix of independent shops, cafés, and essential amenities, the unit benefits from steady footfall and strong local demand. Public parking and good transport connections are conveniently nearby.

This versatile standalone unit offers an excellent opportunity for businesses seeking a prominent and accessible position within a thriving Surrey village.

**Transport Links:**

11.67 Gatwick Airport  
14.38 Heathrow Airport  
0.90 Bookham Station  
3.10 Miles M25 Junction 9  
4.51 miles M25 Junction 10  
7.68 miles M25 Junction 8

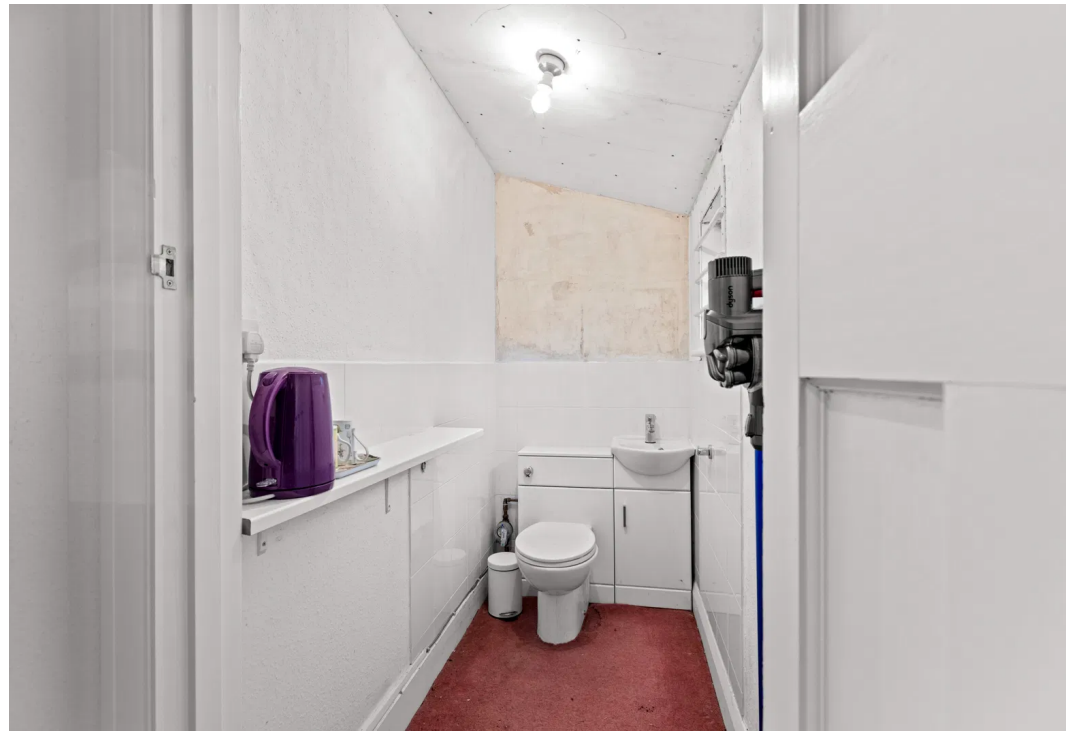
**Terms** - The premises are available on an effective full repairing and insuring lease at an initial rent of £10,800.00 per annum exclusive for a term to be agreed. Subject to Contract

**VAT** – We understand that VAT is not applicable to the rent.

**Costs** - Each party are to pay their own fees in relation to the new lease.







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Approximate Gross Internal Area = 28.8 sq m / 310 sq ft

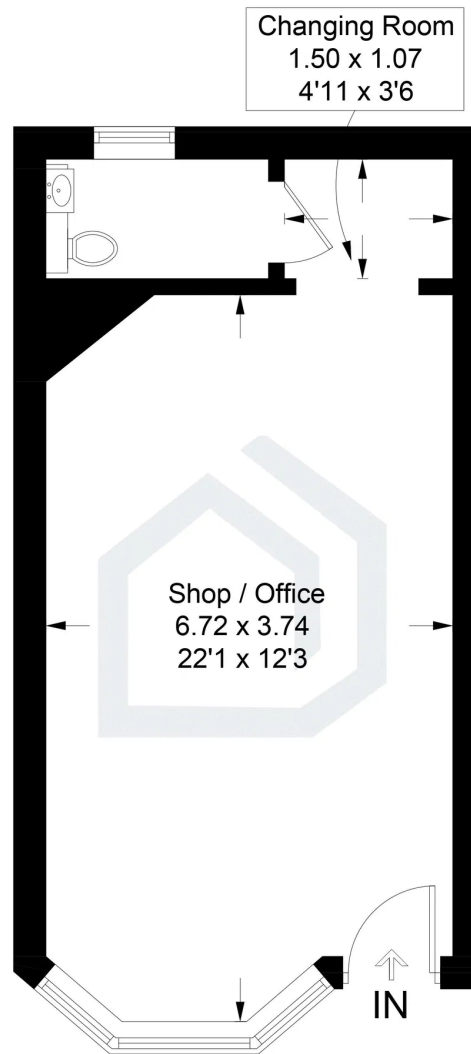


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © ( 1262097)

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