



4 High Street, Reigate,
Surrey, RH2 9BG

Prominent A2/A1
Town Centre Building

TO LET

PROPERTY SUMMARY

- Highly attractive former Bank premises with upper parts and basement
- Excellent prominent position in the centre of Reigate
- Potential for other uses including A1 retail, D1 and A3 restaurant use ^(STPP)
- Total Area 4,098 sq.ft (380.7 sq.m) over four floors including basement
- New lease available at an initial rent of £64,000 per annum

LOCATION

Reigate is a prosperous Surrey town with a population of over 20,000 and a large and affluent catchment. The premises occupy an excellent town centre position on the northern side of High Street. This is a highly prominent position facing south down Bell Street on the junction with High Street, Church Street and Bell Street.

Nearby occupiers include Fat Face, Carphone Warehouse, Mountain Warehouse, Laura Ashley, Café Rouge, Sweaty Betty, Waterstones, Oliver Bonas, Bills and Wagamama. There are also a number of attractive independent retailers, cafes, restaurants and bars close by. A street traders plan is provided below.

Reigate Mainline Railway Station is located only 500 metres to the North via the pedestrianised Reigate Tunnel.

ACCOMMODATION

An attractive and substantial former bank premises currently configured to provide retail space on the ground floor with office and storage accommodation at first, second and basement levels. The upper parts are currently accessed via an internal staircase although there is potential to reinstate a self-contained entrance to the upper floors at the left hand side of the property from High Street. There is also a side passageway providing pedestrian access to the rear.

The approximate net internal floor areas are as follows: -

Ground Floor	1,764 sq.ft	(163.9 sq.m)
First Floor	790 sq.ft	(73.4 sq.m)
Second Floor	858 sq.ft	(79.7 sq.m)
Basement Storage	686 sq.ft	(63.7 sq.m)
Total	4,098 sq.ft	(380.7 sq.m)

TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of **£64,000 per annum exclusive increasing to £77,500 per annum in June 2021**. Subject to contract

POTENTIAL - Interested parties should note that the building would suit a variety of uses including A3 restaurant, A2/B1 office or D1, subject to planning.

VAT - We understand that VAT is applicable

RATES - The Valuation Office Agency describes the property as "Bank & Premises" and advises that the 2017 Rateable Value is £55,250. The UBR for 2019/20 is 50.4 pence in the £.

LEGAL COSTS - Each party is to pay their own costs

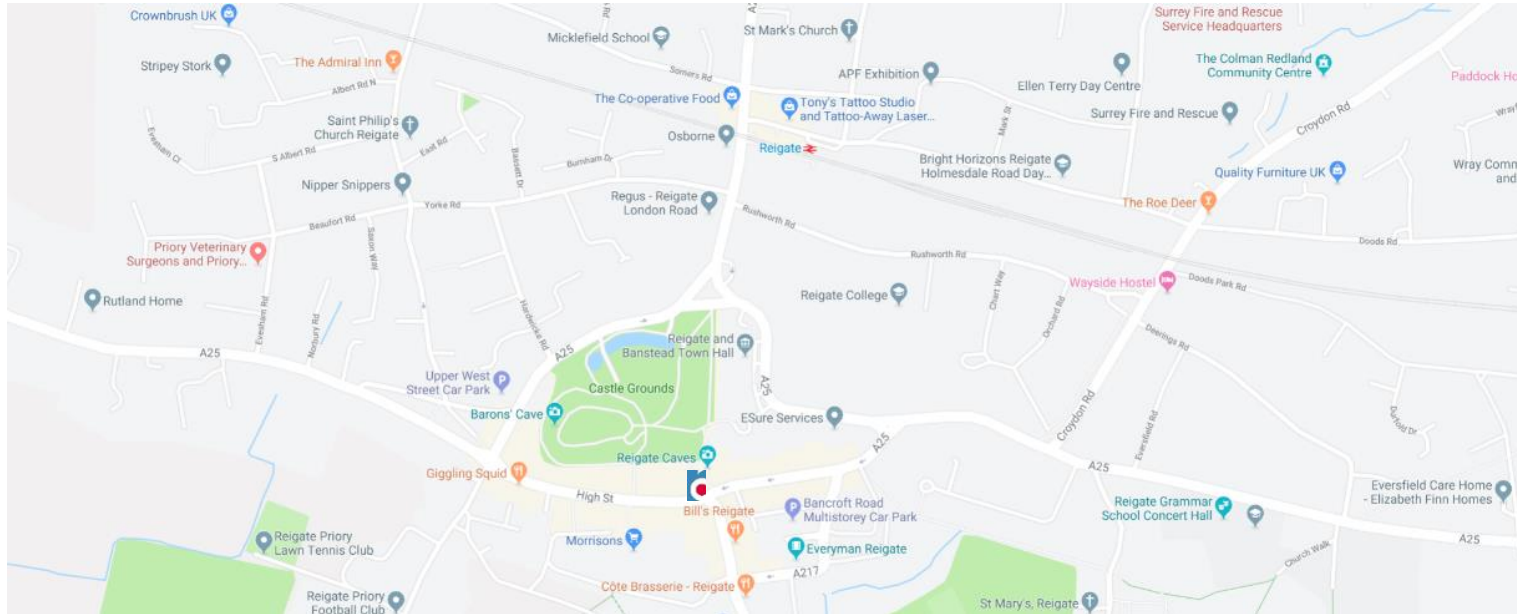
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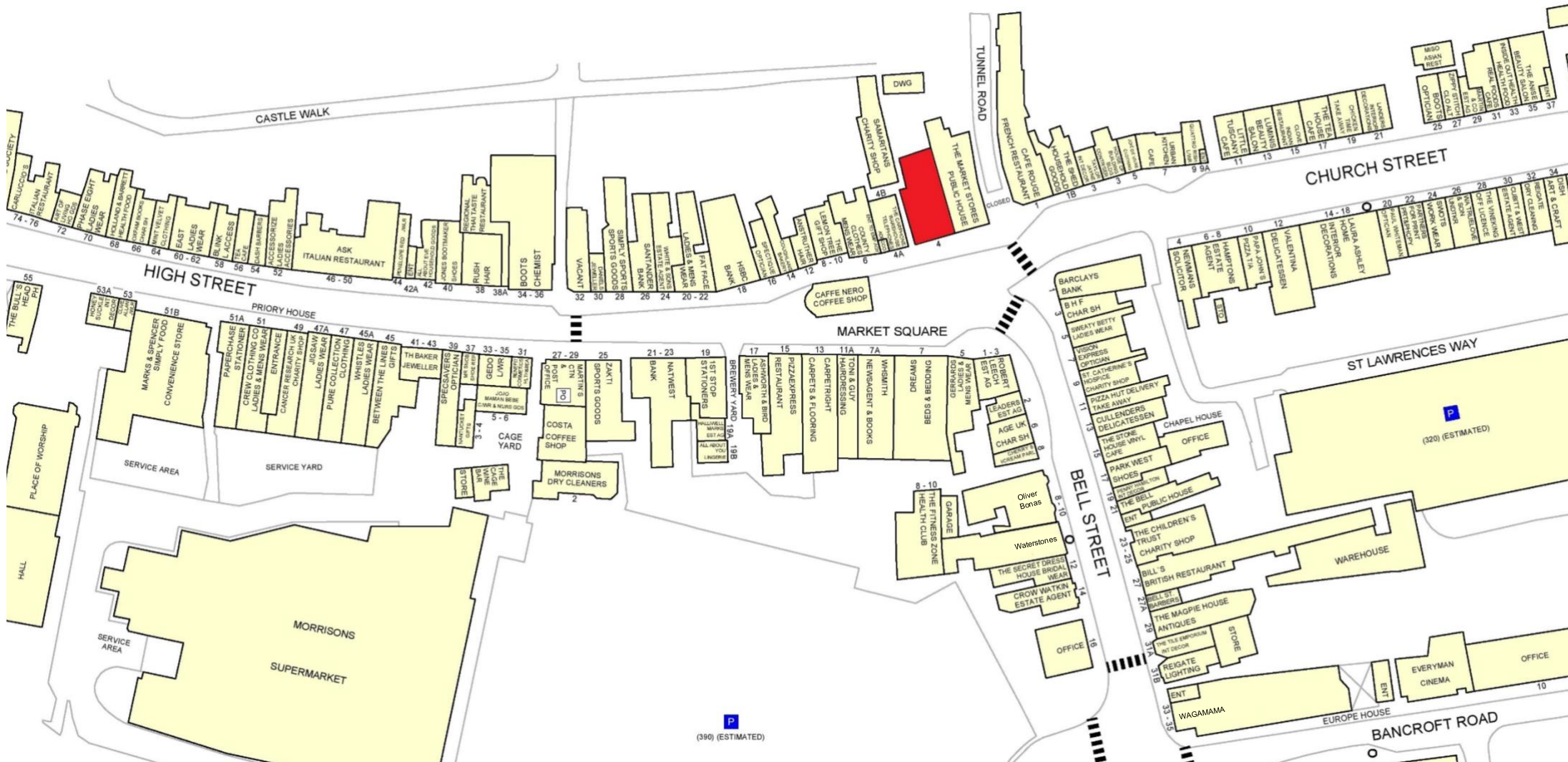
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