



6 Bell Street, Reigate,
Surrey, RH2 7BG

TOWN CENTRE RETAIL /
"CLASS E" PREMISES

TO LET

PROPERTY SUMMARY

- **Double fronted Retail / Class E premises to let**
- **Prominent Town Centre location**
- **Total Ground Floor area of 583 sq.ft plus basement**
- **New lease available at £29,750 per annum exclusive**
- **Self-contained First Floor of 614 sq.ft also potentially available**

LOCATION

Central location on Bell Street and close to the High Street / Church Street junction, providing good footfall levels. Other occupiers in close proximity include Wagamama, Morrisons, Vision Express, Sweaty Betty, Oliver Bonas, Bill's Brasserie, Waterstone's and Everyman Cinema.

Reigate is a prosperous market town situated 18 miles to the south of Central London, benefitting from good road and rail connections with Junction 8 of the M25 close-by at Reigate Hill. Reigate Railway Station is approximately a 5 minute walk away.

PROPERTY SUMMARY

Attractive, well-located double fronted retail / Class E premises which currently provides retail space and a kitchen on the ground floor together with basement storage. The first floor is currently accessed from both within the shop and from a separate side entrance. The landlord intends to block off the internal staircase and let the ground floor and basement.

The accommodation and net internal floor areas are as follows:-

Ground Floor Retail	569 sq.ft	(52.86 sq.m)
Ground Floor Kitchen	14 sq.ft	(1.30 sq.m)
Basement Storage	216 sq.ft	(20.07 sq.m)
Total	799 sq.ft	(74.23 sq.m)

TERMS

The ground floor and basement are available to let on a new, full repairing and insuring lease, for a term to be agreed at an initial rent of £29,750 per annum exclusive.

The self-contained first floor may also be available by way of separate negotiation.

Subject to Contract

RATES

The Valuation Office Agency website describes the property as "Shop & Premises" and advises that the Adopted 2017 Rateable Value is £20,000. The current UBR for 2020/21 is 49.9 pence in the £. Further enquiries in this respect should be made to Reigate & Banstead Council on 01737 276000. **The Rateable Value will need to be re-assessed following the split of the ground and first floors.**

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

COSTS Each party to bear their own costs.

EPC This property has an EPC Rating of C (72).

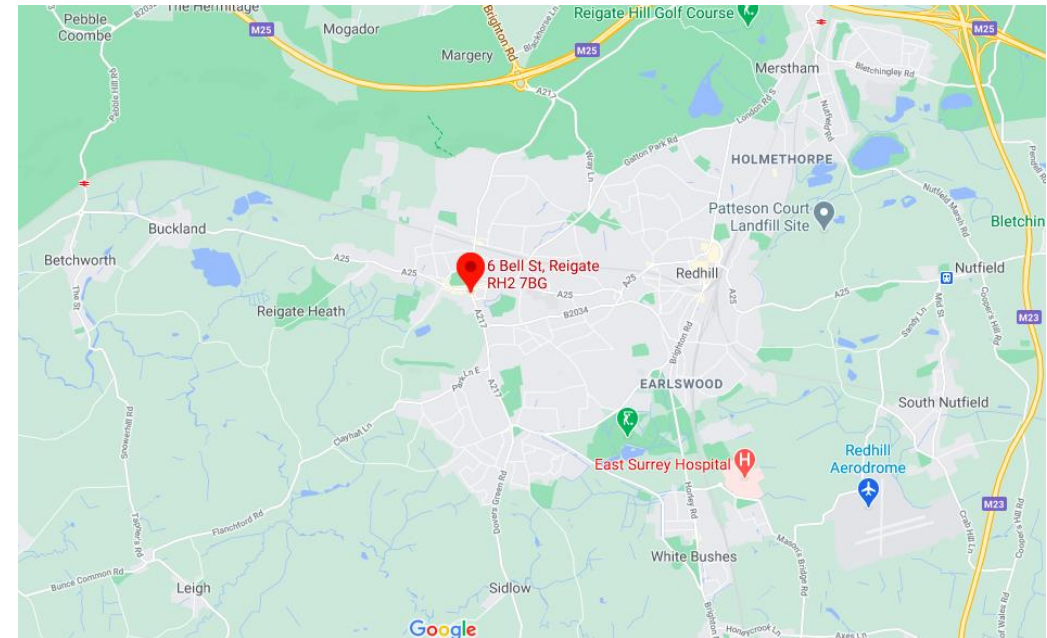
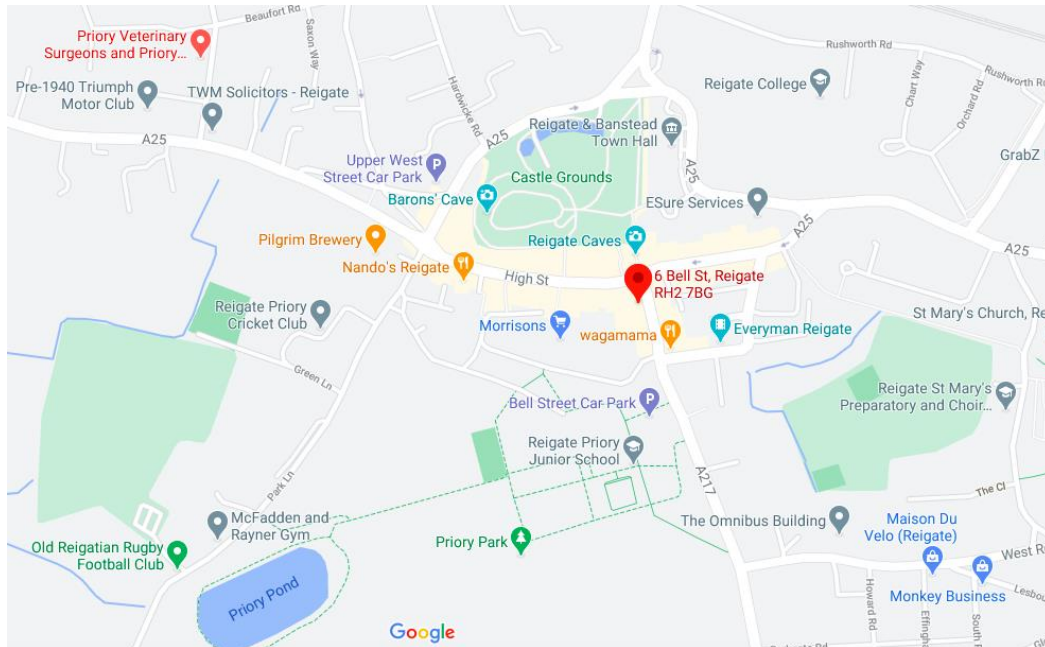
For further information or to view please contact

Jamie Christian MSc Tel: 01737 222835

Email: jamie@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



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