



2 London Road, Reigate,
Surrey, RH2 9QN

WELL LOCATED RETAIL /
“CLASS E” PREMISES

TO LET

PROPERTY SUMMARY

- Well located Retail / Class E premises to let
- Prominently situated next to Reigate Railway Station
- Close proximity to centre of Reigate
- Potential for trackside advertising (subject to planning)
- Total net internal area 231 sq.ft (21.5 sq.m)
- New lease available at £13,500 per annum exclusive (subject to contract)

LOCATION

The premises occupy a prominent trading location next to Reigate Railway Station and close to the centre of Reigate, providing good footfall levels. This area immediately adjoining the station includes a vibrant mix of independent retailers, cafes and take-aways. There is also a Co-op supermarket opposite.

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.

DESCRIPTION & ACCOMMODATION

Well-situated mid-terrace retail / Class E premises with kitchen and toilet facilities to the rear. On-street parking is available along Holmesdale Road and other nearby roads.

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

Retail Area	200 sq.ft	(18.6 sq.m)
Kitchen	<u>31 sq.ft</u>	<u>(2.9 sq.m)</u>
Total	231 sq.ft	(21.5 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 £13,500 per annum exclusive.

Subject to Contract

RATES

The Valuation Office Agency website describes the property as “Shop & Premises” and advises that the Adopted 2017 Rateable Value is £3,850. The current UBR for 2020/21 is 49.9 pence in the £. **Small business rates relief may be available.** Further enquiries in this respect should be made to Reigate & Banstead Council on 01737 276000.

VAT

We understand that VAT is applicable to the rent.

COSTS

Each party to bear their own costs.

For further information or to view please contact

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Awaiting
EPC

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