









46 Albert Road North, Reigate,  
Surrey, RH2 9EL

Class 'E' / Yoga / Dance  
Studio / Health & Fitness  
Centre

**TO LET**

## PROPERTY SUMMARY

-  **Class 'E' / Yoga / Dance Studio / Health & Fitness Centre**
-  **Suitable for a variety of uses**
-  **Range of space available from 140 sq.ft to 5,310 sq.ft**
-  **Close to M25 Junction 8 and Reigate Railway Station**
-  **On site parking**
-  **Flexible lease terms available**

## LOCATION

The premises are located on Albert Road North commercial estate which offers good road and rail connections. Junction 8 of the M25 is 1.5 miles to the north and Reigate Train Station is 0.7 miles to the east, providing regular train services to East Croydon and London Stations. Reigate is a prosperous, affluent, market town with a good selection of restaurants, bars and shops including a good mix of national and independent retailers.

## ACCOMMODATION & RENTS

Currently the building operates as a yoga and holistic centre with a mix of yoga / fitness studios, consulting rooms and offices but would suit a range of uses. As per the table below, there are a range of options available from 140 sq.ft the 5,310 sq.ft (whole building). In addition, both floors are capable of being self-contained and occupied separately with central heating and their own male and female toilets and kitchen. There is also a private forecourt with parking for up to 8 vehicles.

A single clinic room on the first floor has recently been let on a 1 year licence with a 2 month mutual rolling break clause. The premises are available to let either including or excluding this room.

Available on an internal repairing lease inclusive of all outgoings apart from telephone and internet

Accommodation	sq.ft	sq.m	Terms
Studio room (rear)	456	42.36	£12,600 per annum / £1,050 per month
First floor studio	383	35.58	£11,400 per annum / £950 per month
First floor front consulting room	140	13.00	£5,400 per annum / £450 per month
First floor rear consulting rooms (2 interlinking rooms)	233	21.65	£6,600 per annum / £550 per month

Available on a new full repairing and insuring lease for a term to be agreed

Accommodation	sq.ft	sq.m	Terms
Ground floor	2,655	246.7	£33,000 per annum
First floor	2,655	246.7	£33,000 per annum
Total (whole building)	5,310	493.4	£55,000 per annum

**Outside** Parking for up to 8 vehicles

**Subject to Contract**

**VAT** All rents quoted are exclusive of Vat, if applicable.

## RATES

The Valuation Office Agency Website describes the property as “Yoga Centre & Premises” and advises that the 2023 Rateable Value is £21,000. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Reigate & Banstead Council.

## EPC

This property has an EPC Rating of C (66).

## LEGAL COSTS

Each party to bear their own costs.

For further information or to view, please contact:

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