



10 Waterhouse Lane,
Kingswood KT20 6EB

CLASS E / RETAIL PREMISES
GROUND FLOOR & BASEMENT

TO LET

PROPERTY SUMMARY

- Ground Floor & Basement Class E / Retail premises to let
- Suitable for a wide variety of uses
- Well established local parade in close proximity of Kingswood Station
- On street parking
- Total floor area 1,019 sq.ft
- New lease available at £17,500 per annum (subject to contract)

LOCATION

The Premises are located in the heart of Kingswood Village on Waterhouse Lane. This is a well established local shopping centre including Coughlans, Pets Corner, The Kingswood Arms pub and a good mix of independent traders. Kingswood benefits from excellent road and rail connections. The A217 provides direct access to London and Junction 8 of the M25 (3.5 miles to the south). Kingswood Station, at the end of this parade, provides regular trains to East Croydon and Central London.

PROPERTY SUMMARY

A ground floor retail unit with basement storage. The property previously traded as an off-licence. The premises comprise a main retail area together with a rear storage area, toilet and kitchenette. There is a staircase down from the main retail area to the basement storage.

Retail area	562 sq.ft	(52.2 sq.m)
Rear storage	207 sq.ft	(19.2 sq.m)
Basement Storage	250 sq.ft	(23.2 sq.m)
Total	1,019 sq.ft	(94.67 sq.m)

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TERMS

Available to let on a new, full repairing and insuring lease, for a term to be agreed at an initial rent of £17,500 per annum exclusive.

Subject to Contract

RATES

The Valuation Office Agency website describes the property as “Shop & Premises” and advises that the 2023 Rateable Value is £9,400. The current UBR is 49.9 pence in the £. **We understand the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Reigate & Banstead Borough Council.

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 (57).

For further information or to view please contact

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