# RAYNERS COMMERCIAL

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3 Holmesdale Road, Reigate Surrey, RH2 OBA

WELL LOCATED RETAIL / OFFICE / "CLASS E" PREMISES TO LET

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### **PROPERTY SUMMARY**

- Well located Retail /Office / Class E premises to let
- Prominently situated on the approach to Reigate Railway Station
- Close to centre of Reigate
- Total net internal area 500 sq.ft (46.5 sq.m)
- New lease available at £15,950 per annum exclusive (subject to contract)

## **LOCATION**

The premises occupy a convenient location next to Reigate Railway Station and close to the centre of Reigate, providing good visibility and footfall levels. This area immediately adjoining the station includes a vibrant mix of independent retailers, cafés and takeaways. There is also a Co-op supermarket close-by. Reigate town centre with an excellent selection of shops, cafés, restaurants, banks and a post office is a short walk away.

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 end of terrace retail / office / Class E premises with kitchen and toilet facilities in addition to a small enclosed rear yard. On-street parking is available along Holmesdale Road and other nearby roads and there are various car parks in the area.

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

Retail Area		443 sq.ft	(41.2 sq.m)
Kitchen		<u>57 sq.ft</u>	<u>(5.3 sq.m)</u>
	Total	500 sq.ft	(46.5 sq.m)

Interested parties should note that there is also some basement storage which may potentially also be available at the landlord's discretion.

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### 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 £15,950 per annum exclusive.

Additionally, there is a sinking fund of £500 per annum together with apportioned utility bills.

# Subject to Contract

#### RATES

The Valuation Office Agency website describes the property as "Shop & Premises" and advises that the Adopted 2023 Rateable Value is £10,500. The current UBR for 2024/25 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, sinking fund and service charge.

#### COSTS

Each party to bear their own costs.

EPC TBC

For further information or to view please contact

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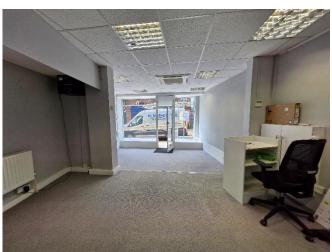
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