



3 Holmesdale Road, Reigate
Surrey, RH2 0BA

WELL LOCATED RETAIL /
OFFICE / "CLASS E" PREMISES

TO LET

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	57 sq.ft	(5.3 sq.m)
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.

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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