



23 Croydon Road, Reigate,
Surrey, RH2 0LY

Ground Floor
Class E / Office / Retail
Premises

FOR SALE

PROPERTY SUMMARY

- Class 'E' / Office / Retail premises for Sale
- Fitted out to an exceptionally high standard
- Convenient location, close to Reigate town centre
- Close to M25 Junction 8 and Reigate Railway Station
- Total net internal area 500 sq.ft (46.45 sq.m)
- 2 parking spaces
- Price £220,000. Subject to Contract

LOCATION

The property is situated on Croydon Road close to its junction with Holmesdale Road and 300m north of the A25. Reigate town centre and railway station is a short walk away providing a wide range of shops, restaurants, bars, supermarkets and a cinema. Junction 8 of the M25 is approximately 1.6 miles to the north. There is a convenience store within the parade and The Roe Deer Pub opposite.

DESCRIPTION & ACCOMMODATION

This ground floor Class E premises has been fitted out to an exceptionally high specification with ceiling spotlights, wood laminate flooring, air conditioning, under floor heating, double glazed windows and a modern toilet and kitchen. There are 2 private off-street parking spaces.

Front Area	285 sq.ft	(26.48 sq.m)
Rear room	<u>146 sq.ft</u>	<u>(13.56 sq.m)</u>
Kitchen	26 sq.ft	(2.42 sq.m)
Mezzanine storage	<u>43 sq.ft</u>	<u>(4.00 sq.m)</u>
Total	500 sq.ft	(46.45 sq.m)
Outside	2 parking spaces	

PRICE

The premises are held on a 125 year lease from 29 September 2002 (approx. 102 years remaining). We are instructed to seek £220,000 for the long leasehold interest.

Subject to contract

VAT

We understand that VAT is **not** applicable.

RATES

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

EPC – This property has an EPC Rating of D (76).

LEGAL COSTS - Each party to bear their own costs.

For further information or to view please contact

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