



28 Church Street, Reigate,
Surrey, RH2 0AN

CLASS E / RETAIL
PREMISES

TO LET

PROPERTY SUMMARY

- Class 'E' / retail premises to let
- Excellent town centre location, close to all amenities
- Close to M25 Junction 8 and Reigate railway station
- Total net internal area 483 sq.ft (44.87 sq.m)
- New lease available at £24,000 per annum exclusive

LOCATION

The premises occupy a strong location in the heart of Reigate, situated close to the junction with High Street and Bell Street. Church Street benefits from on-street parking (1 hour free) on both sides of the street and an attractive mix of well-known multiple occupiers and independent traders.

DESCRIPTION & ACCOMMODATION

Ground floor Class E retail unit with a rear kitchen and toilet. There is also a small area of understairs storage. The premises have a "white box" finish ready to be fitted out to suit the incoming occupier's needs.

Internal Width	17 ft 6 inches	(5.36 m)
Internal Depth	27 ft	(8.22 m)
Trading Area	468 sq.ft	(43.423 sq.m)

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 £24,000 per annum exclusive.

Subject to contract

VAT – We understand VAT is not applicable to the rent.

RATES - The 2023 Rateable Value for the premises is £23,000. The current UBR is 49.9 pence in the £. For further information in this regard please contact Reigate and Banstead Council

EPC – To be assessed

LEGAL COSTS - Each party is to bear their own legal cost

For further information or to view please contact

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