



**59 Nutfield Road, Merstham, Surrey,
RH1 3ER**

**Class E /Office /
Shop Premises**

TO LET

PROPERTY SUMMARY

- Class 'E' / Office /Shop premises to let
- Previously used as a financial advisor's office
- Close to M25 / M23
- Total net internal area 698 sq.ft (64.8 sq.m)
- New lease available at £17,000 per annum exclusive

LOCATION

A local trading position with a wide range of shops situated nearby. Merstham Village and mainline station are 0.5 miles to the north. Redhill town centre and station is 1.5 miles to the South, and access to the top of Reigate Hill (Junction 8 of the M25) is situated 2.2 miles to the West. Junction 7 of the M25 which also provides access to the M23 is 1.25 miles to the East.

DESCRIPTION & ACCOMMODATION

Ground floor Class 'E' / office / retail unit. The premises are arranged to provide a front retail /office area with a kitchen and two further rooms to the rear. The front office / retail area has been fitted out to a good standard with a suspended ceiling, air-conditioning, spot-lights, modern shop front, air-conditioning and perimeter trunking. There is also a small yard to the rear accessed from the rear of the property. The net internal floor area is as follows:-

Ground Floor	698 sq.ft	(64.8 sq.m)
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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 £17,000 per annum exclusive.

Subject to contract

VAT

We understand that VAT is **not** applicable to the rent.

RATES

The Valuation Office Agency Website describes the property as "Shop & Premises" and advises that the 2023 Rateable Value is £6,000. 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 Council.

EPC – This property has an EPC Rating of C (61).

LEGAL COSTS - Each party to bear their own costs.

For further information or to view please contact

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