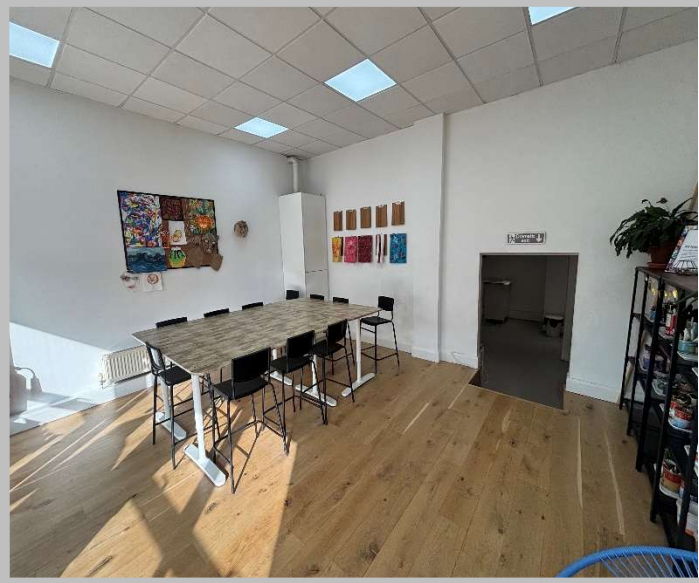
RAYNERS
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47 Somerset Road, Meadvale, Redhill, RH1 6LT

Class 'E' / Retail / Office Premises

TO LET

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835
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PROPERTY SUMMARY

- **Class 'E' / retail / office premises to let**
- **Good location on Somerset Road**
- **Total net internal area 656 sq.ft (60.94 sq.m)**
- **New lease available at £13,500 per annum exclusive**
- **Outside forecourt with awning**

LOCATION

The property is located in Meadvale to the south of Redhill and Reigate. The surrounding area is primarily residential with The Old Oak Pub nearby. Reigate and Redhill town centres are approximately 1 mile away and there are a number of local shops along Lesbourne Road. Redhill railway station provides regular rail services to London, Gatwick Airport, and other regional destinations, while road connections are also convenient via the M25 and M23.

DESCRIPTION & ACCOMMODATION

A ground floor Retail / Office / Class E unit which is divided between the front retail / office area with three steps leading down to the rear area where the kitchen and toilet are located. The property benefits from part suspended ceiling with LED lighting, timber flooring, double glazing, gas fired central heating and a forecourt with awning to the front. There is potential for the space to be used for a variety of uses such as retail, office, professional services and healthcare.

Ground Floor Front area	321 sq.ft	(29.8 sq.m)
Rear area & kitchen	335 sq.ft	(31.1 sq.m)
Total	**656 sq.ft**	**(60.9 sq.m)**

Outside	Forecourt with an awning

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 £13,500 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 2026 Rateable Value is £5,800. 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 and Banstead Council.

EPC – This property has an EPC rating of C (59)

LEGAL COSTS - Each party to bear their own costs.

For further information or to view please contact

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