



The Georgian House, 37 Bell
Street, Reigate, Surrey, RH2 7AG

**TOWN CENTRE “CLASS E” /
RETAIL / OFFICE PREMISES**

TO LET

PROPERTY SUMMARY

- Substantial “Class E” / Retail / Office premises to let
- Suitable for a wide variety of uses
- Highly prominent Town Centre location next to Wagamama
- 2,075 sq.ft (192.8 sq.m) arranged over 4 floors with 1 parking space
- Attractive Grade II listed building
- New lease available at £37,500 per annum exclusive (subject to contract)

LOCATION

The building occupies a highly prominent corner position at the junction of Bell Street and Bancroft Road, adjacent to Wagamama and opposite the busy Morrisons Supermarket car park entrance. Other occupiers close by include Cote, Vision Express, Sweaty Betty, Oliver Bonas, Bill’s Brasserie, Waterstone’s and Everyman Cinema.

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. Reigate Railway Station is approximately a 5 minute walk away.

PROPERTY SUMMARY

The Georgian House is an attractive Grade II listed building which retains a wealth of original features. The property benefits from excellent natural light having dual frontages to both Bell Street and Bancroft Road. Arranged over ground, first and second floors together with basement storage. The property also benefits from one parking space.

The accommodation and net internal floor areas are as follows:-

Ground Floor	490 sq.ft	(45.52 sq.m)
First Floor	654 sq.ft	(60.76 sq.m)
Second Floor	388 sq.ft	(36.05 sq.m)
Basement Storage	543 sq.ft	(50.45 sq.m)
Total	2,075 sq.ft	(192.78 sq.m)

TERMS

The whole building is available to let on a new, full repairing and insuring lease, for a term to be agreed at an initial rent of £37,500 per annum exclusive.

Subject to Contract

The existing kitchen business may also be available. Further details on request.

RATES

The Valuation Office Agency website describes the property as “Showroom & Premises” and advises that the 2023 Rateable Value is £31,500. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Reigate & Banstead Council on 01737 276000.

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

COSTS - Each party to bear their own costs.

EPC - This property has an EPC rating of D (83).

For further information or to view please contact

Jamie Christian MRICS Tel: 01737 222835

Email: jamie@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

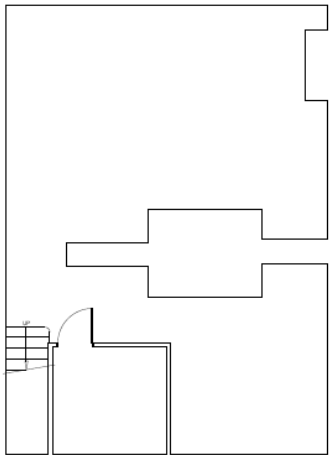
No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd.

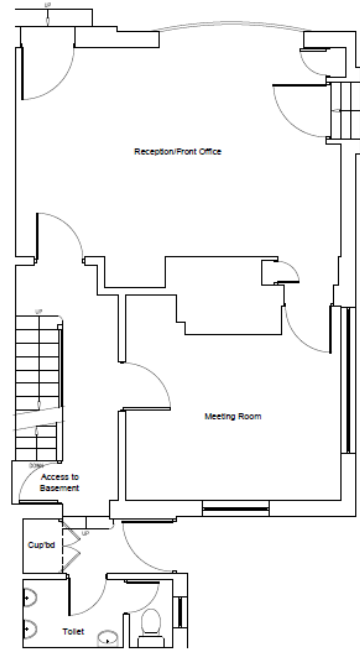
The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

Not to scale and for indicative purposes only.

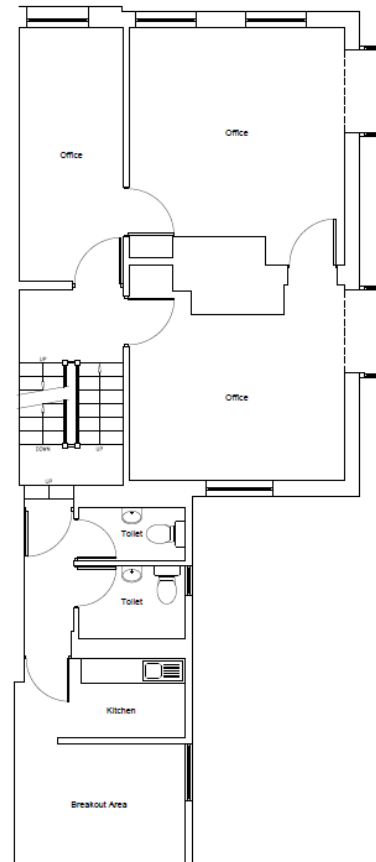
BASEMENT LEVEL



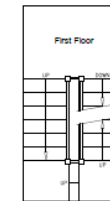
GROUND FLOOR



FIRST FLOOR



HALF LANDING



SECOND FLOOR

