# RAYNERS COMMERCIAL

www.raynerscommercial.com



3 Holmesdale Road, Reigate Surrey, RH2 OBA

WELL LOCATED RETAIL / OFFICE / "CLASS E" PREMISES TO LET

## RAYNERS COMMERCIAL

#### **PROPERTY SUMMARY**

- Well located Retail /Office / Class E premises to let
- Prominently situated on the approach to Reigate Railway Station
- Close to centre of Reigate
- Total net internal area 500 sq.ft (46.5 sq.m)
- New lease available at £15,950 per annum exclusive (subject to contract)

## LOCATION

The premises occupy a convenient location next to Reigate Railway Station and close to the centre of Reigate, providing good visibility and footfall levels. This area immediately adjoining the station includes a vibrant mix of independent retailers, cafés and takeaways. There is also a Co-op supermarket close-by. Reigate town centre with an excellent selection of shops, cafés, restaurants, banks and a post office is a short walk away.

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.

## **DESCRIPTION & ACCOMMODATION**

Well-situated end of terrace retail / office / Class E premises with kitchen and toilet facilities in addition to a small enclosed rear yard. On-street parking is available along Holmesdale Road and other nearby roads and there are various car parks in the area.

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

Retail Area		443 sq.ft	(41.2 sq.m)
Kitchen		<u>57 sq.ft</u>	<u>(5.3 sq.m)</u>
	Total	500 sq.ft	(46.5 sq.m)

Interested parties should note that there is also some basement storage which may potentially also be available at the landlord's discretion.

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835 www.raynerscommercial.com • enquiries@raynerscommercial.com

### 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 £15,950 per annum exclusive.

Additionally, there is a fixed sinking fund of £500 per annum and service charge of £1,500 per annum. Subject to Contract RATES

The Valuation Office Agency website describes the property as "Shop & Premises" and advises that the Adopted 2023 Rateable Value is £10,500. The current UBR for 2024/25 is 49.9 pence in the £. **Small business rates relief may be available.** Further enquiries in this respect should be made to Reigate & Banstead Council on 01737 276000.

### VAT

We understand that VAT is applicable to the rent, sinking fund and service charge.

#### COSTS

Each party to bear their own costs.

**EPC** TBC

For further information or to view please contact

Matt Lewis Tel: 01737 222835 Email: <u>matt@raynerscommercial.com</u>

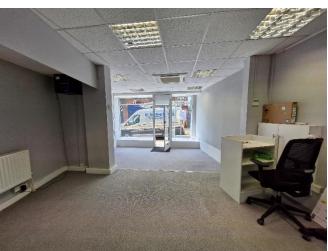
Chris Richards MRICS Tel: 01737 222835 Email: <u>chris@raynerscommercial.com</u>



## RAYNERS COMMERCIAL

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835 www.raynerscommercial.com • enquiries@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, 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.

