



## PROMINENT CLASS E PREMISES - TO LET

- 670 Sq Ft (62.24 Sq M)
- £28,750 per annum exclusive



## Key Features

- Laminate flooring
- Suspended ceiling
- Ladies/Gents WC facilities

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



## Description

The property comprises a mid-terrace three-storey property of traditional brick construction, with the subject premises forming the ground floor.

The property benefits from rear access for loading/deliveries via the public car park.

## Location

The property is prominently located on the southern side of Banstead High Street in a central trading position, almost opposite the junction with Wilmot Way. To the rear of the property is Banstead High Street Public Car Park. Nearby traders include Marks & Spencer, Waitrose, Caffé Nero, Robert Dyas, Pizza Express, Boots and Costa Coffee.

Banstead is recognised as a popular and thriving retail and commercial centre in an affluent and densely populated residential area, situated approximately 13 miles south-west of central London; 5 miles west of Croydon, 5 miles north of Reigate and 7 miles south-east of Kingston. The A217 (Brighton Road) is in close proximity, with Junction 8 of the M25 being 5 miles to the south.

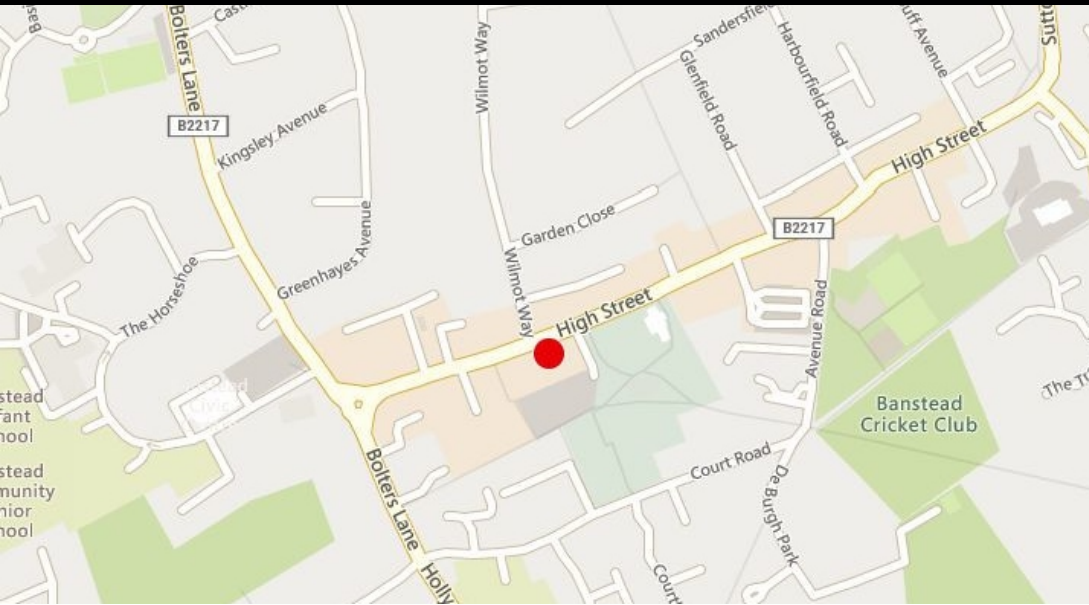
Heathrow and Gatwick Airports are also conveniently based with access via the M25/M4 and M25/M23 respectively.

## Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	670	62.24
<b>Total Net Internal Floor Area</b>	<b>670 Sq Ft</b>	<b>62.24 Sq M</b>

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.



## Terms

The premises are available to let on an effective Full Repairing and Insuring Lease for a term of 10 years.

## Rent

£28,750 per annum exclusive

## Rates

According to the Government website the property has a 2023 Rateable Value of £23,250. Therefore, the rates payable for the current financial year for 2023-2024 are £11,601.75.

NB: The rates actually payable may be subject to transitional relief.

## Virtual Tour

[Please click here](#)

## VAT

The property has been elected for VAT.

## EPC

The EPC rating for this property is B (46).

## Legal Costs

Each party is to be responsible for their own costs in this transaction.

## Viewing

Strictly by appointment through Sole Agents:



**Morgan Pérez**

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**Paul Harwood**

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