



**PRIME SHOP.
NEW LEASE
AVAILABLE.**

(subject to obtaining vacant possession)

**REIGATE
51A HIGH STREET
RH2 9AE**

Location: **Reigate** is a prosperous Surrey commuter town of 50,000 population close to the M25 with excellent road & rail links to London and surrounding area.

The shop is in a prime High Street position close to the main town car park. Nearby occupiers include **M & S Simply Food, Space NK, Whistles, Clarks Shoes, Mint Velvet & Morrisons.**

Accommodation: The property comprises a ground floor & basement shop with rear service access, a single car parking space and the shop having the following approximate dimensions & areas:

Gross Frontage	6.25m (20' 6")
Net Frontage	6.1m (20' 0")
Internal width (front)	6m (19' 10")
Internal Width (after 6m)	5.1m (16' 8")
Shop Depth	24.84m (81'6")
Ground Floor Retail	129 sq m (1,387 sq ft)
Basement Ancillary	20 sq m (215 sq ft)
Total Area	149 sq m (1,602 sq ft)

Lease: Available on a new FRI lease for a term to be agreed with 5 yearly upward rent reviews. Subject to obtaining vacant possession.

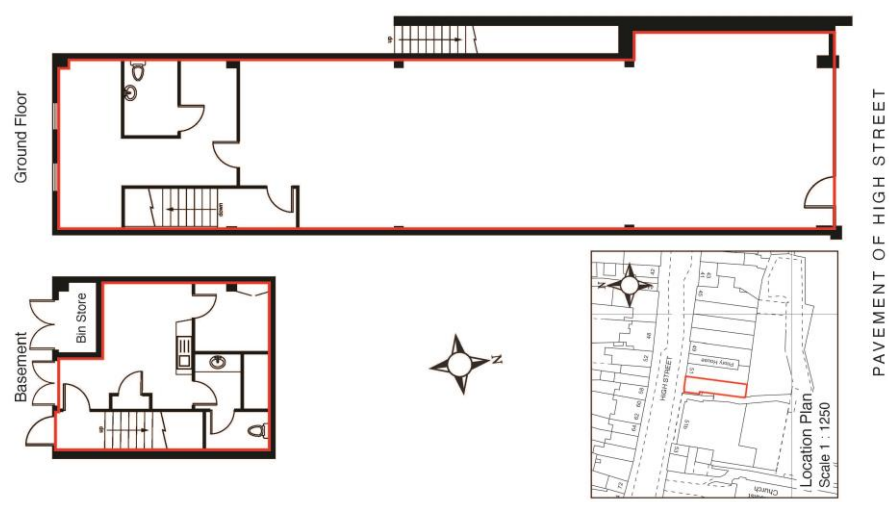
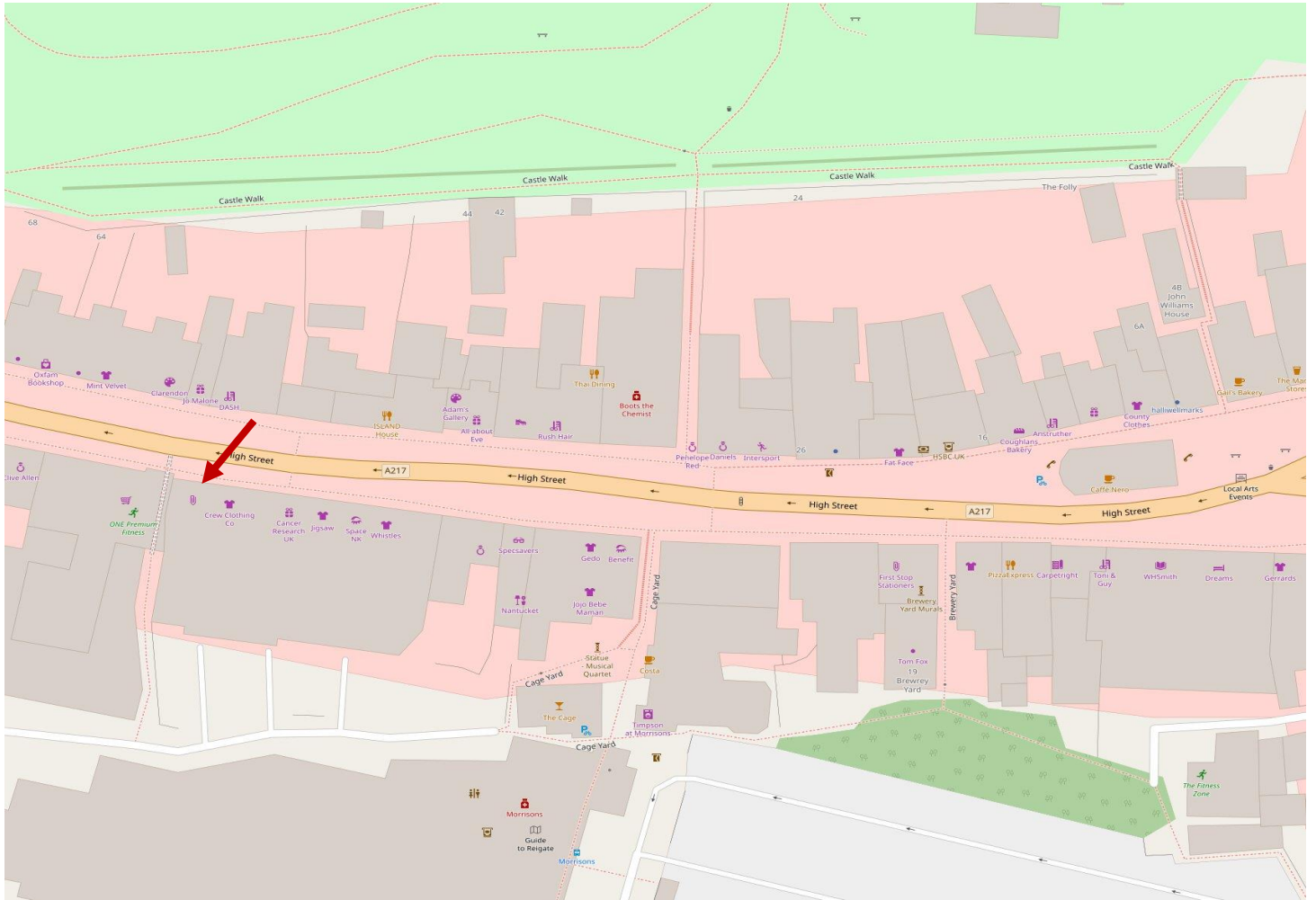
Rent: £65,000 per annum exclusive of rates & service charge.

Rates: Current RV - £53,500. Full Rates Payable (2023/2024) - £26,500.

Service Charge: Approximately £1,800 excl. (2023 / 2024)

Viewing: Formal viewings strictly by prior appointment through Sole Agent:

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