

# 31-33 LESBOURNE ROAD, REIGATE RH2 7JS



## PROMINENT 'E' CLASS UNIT TO LET

**£ 55,000 pax  
(combined)**



### Reigate

3 pool house bancroft road reigate surrey RH2 7RP  
email • [reigate@robinsonsmb.com](mailto:reigate@robinsonsmb.com)

### Dorking

253 - 255 high street dorking surrey RH4 1RP  
email • [dorking@robinsonsmb.com](mailto:dorking@robinsonsmb.com)

- Prominent throughfare corner frontage
- Main unit and small adjoining shop can be combined as they are currently linked
- Large basement for storage or further retail space. Historic external basement access can be reinstated
- Rare opportunity in sought after vibrant Lesbourne Road 'village' area
- Retail space with character

**T 01737 229200**

### LOCATION

The premises are situated on a prominent corner on the junction of Effingham Road and Lesbourne Road just to the south of Reigate town centre in a busy and popular neighbourhood parade in an area renowned for a variety of good quality individual traders. **The premises were part of the South Suburban Co-Op in the late 1960's and the Landlord wishes the Tenant to operate in the grocery sector to compliment the parade.** Lesbourne Road forms a busy and important through route connection (B2034) between Reigate and Redhill towns. The main town centre is within 10 mins walk. Junction 8 of the M25 is approximately 2 miles at Reigate Hill and Gatwick Airport approximately 8 miles to the south.

### DESCRIPTION

Occupied as a bicycle showroom/destination café the shop offers a dual aspect retail space with substantial useable basement space. The shop is formed by linking the adjoining unit and benefits from a disabled access ramp directly into the retail area. There is an historical external delivery access to the basement that could be reinstated by the Landlord if required, basement safe and two off road car parking spaces can be provided. **THIS UNIT COULD SUIT CONVENIENCE STORE OR VARIETY OF USES UNDER THE EXISTING USE CLASSES.** There is a restriction not to trade as health and beauty or barbers shop so to not compete with the Landlords other neighbouring Tenants businesses.

Approx. dimensions as follows: -

Retail depth	33'3" (10.18m)
Retail space	1338 sq ft (124.31m <sup>2</sup> )
Basement total	1126 sq ft (104.61m <sup>2</sup> )

### Net Internal Area Approx. 1338 sq ft IN TOTAL (124.31m<sup>2</sup>)

### RENT

£ 55,000 per annum exclusive plus service charge provision

### LEASE TERMS

The premises is offered by way of a new lease for a term and rent review pattern to be agreed. The landlord has historically levied a 10% Building Fund surcharge in lieu of FR&I responsibilities where this fund covers the roof, main structure, drains, gutters and rainwater pipes, common spaces, car park, external decorations other than shopfront. The Tenant remains responsible for internal repairs, the shopfront, services, windows and doors.

### BUSINESS RATES

The VOA website lists the property as having the following rateable value:

No.31 - £16,500

No.33 - £7,800

### VAT

We do not believe that the premises are elected for VAT All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

### LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

### EPC

New EPC's have been commissioned to replace the expired assessments

### VIEWING

Strictly by prior appointment only through sole agents:

**ROBINSONS - Sole Agents**

**01737 229200**

**[www.robinsonsmb.com](http://www.robinsonsmb.com)**



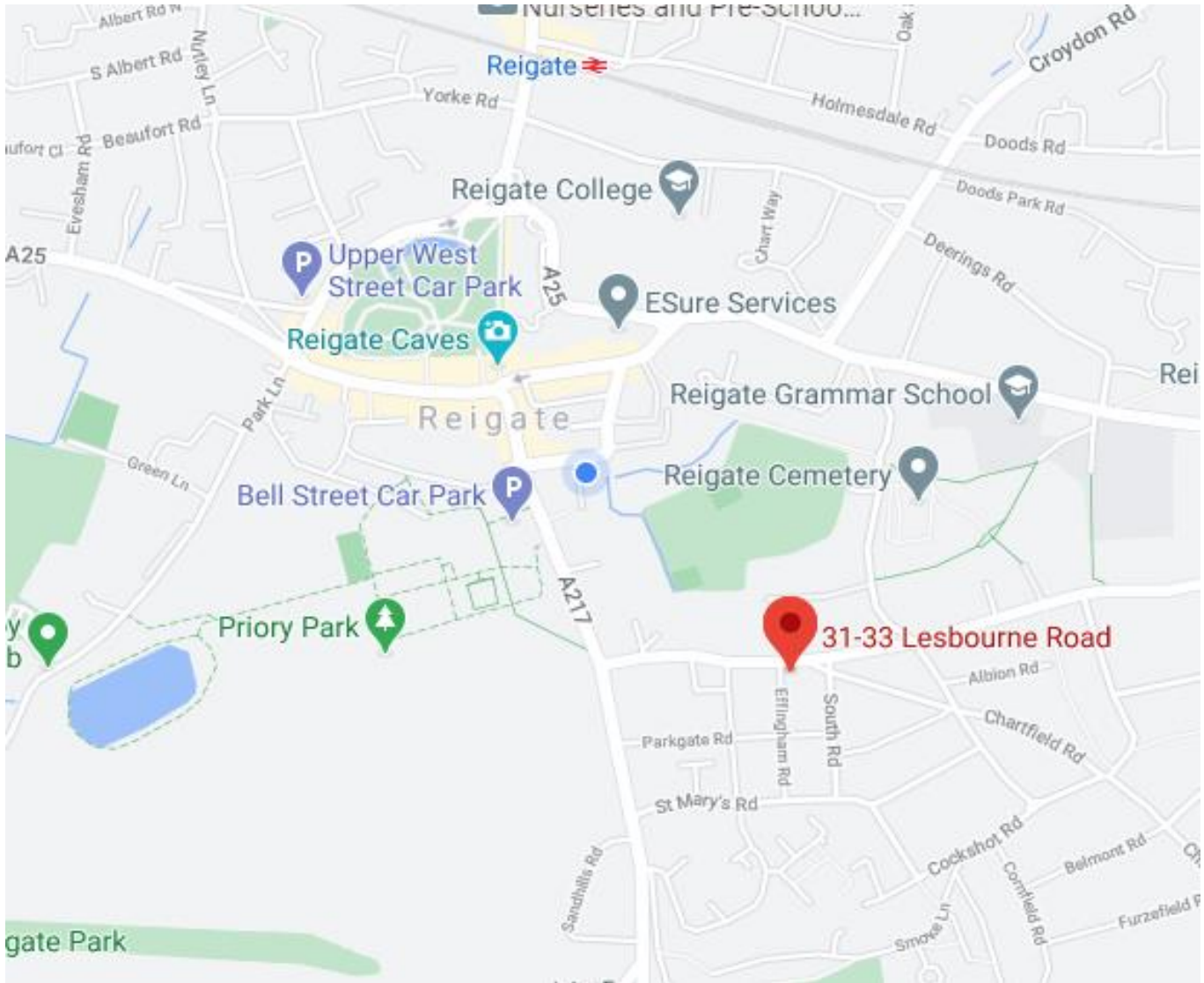
**T 01737 229200**

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://www.reigatelettings.com) brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://www.reigatelettings.com) brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, 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. **Regulated by RICS**





T 01737 229200

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://www.reigatelettings.com) brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://www.reigatelettings.com) brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, 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. **Regulated by RICS**

