

127 HIGH STREET, BANSTEAD SM7 2NS



**LARGE AND VERSATILE 'E' CLASS
UNIT AVAILABLE TO LET**

£40,000 pax



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Prominent retail unit CURRENTLY ARRANGED AS BOUTIQUE SHOWROOM but suits numerous uses within versatile 'E' use class
- Opposite Waitrose – Highly visible
- Good clear space could be partitioned
- Approx 1425 sq ft (132.2m²) in total

T 01306 884685

LOCATION

The premises are situated close to the eastern end of Banstead High Street, opposite the entrance to Waitrose car park and Barclays Bank. There are on street parking bays in the adjacent street.

ACCOMMODATION

The premises is currently configured as an open retail area with stock room and office formed to the rear by way of partitioning which could be removed to provide greater retail space, with kitchenette and WC plus rear access from the service road behind the premises. The premises offer excellent scope for a variety of alternative uses within the 'E' use class and can be modified easily by way of partitioning to provide offices/treatment rooms/stock rooms etc

Approx measurements are as follows:-

Shop width	17'1"	5.21m
Retail area	1200 sq ft	111.48 m ²
Stores & office	225 sq ft	20.90 m ²

Approx Retail Area 1425 sq ft (132.2m²)



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Misrepresentation Act 1967

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RENT

£40,000 per annum, exclusive.

LEASE TERMS

A new lease is available for a term and rent review pattern to be agreed direct from the Landlord. The unit is currently occupied by the owners for their own boutique business from which they wish to retire and will be granting a new lease to a suitable new Tenant. They will require 6 months /one seasons notice to close to tie in with fashion seasons and stock flow.

VAT

We are advised that the premises is not elected for VAT at present.

COSTS

Each party are to bear their own legal costs in the transaction.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£28,250
Uniform Business Rate	£0.49.9 (April 2023 – April 2024)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

The property has a rating of D (76).

VIEWING

Strictly by appointment with the Landlord's Sole Agents Robinsons, telephone 01737 229200



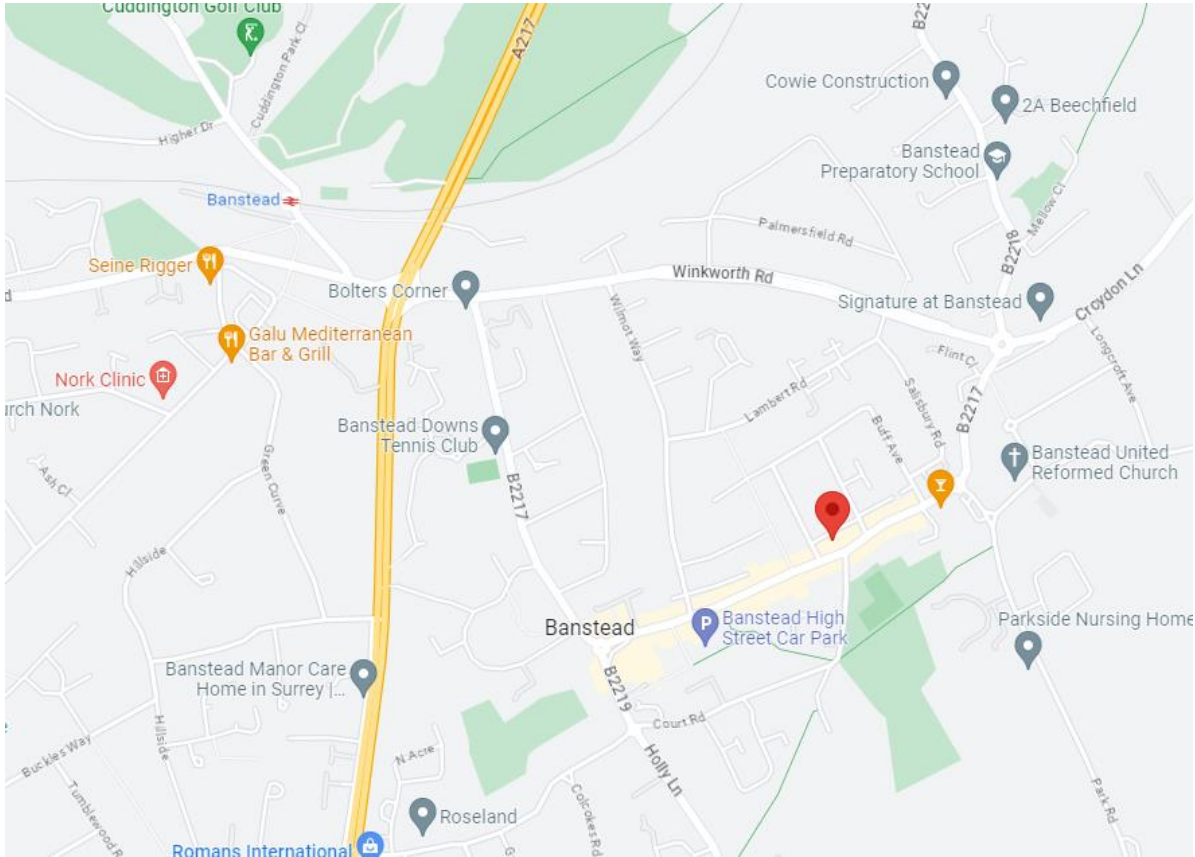
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