

31 LESBOURNE ROAD, REIGATE RH2 7JS



PROMINENT RETAIL UNIT TO LET £ 40,000 pax



Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

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

- Prominent throughfare corner frontage
- Main unit and small adjoining shop can be combined as currently
- Large basement for storage or further retail space.
- 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 of 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.

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 benefits from a disabled access ramp directly into the retail area.

Availability is offered as the current occupier is relocating to larger premises held by the Landlord a few doors along the street.

There is an historical external delivery access to the basement that could be reinstated by the Landlord if required. One off road car parking space per shop will be provided. The Landlord can also offer the adjacent unit to compliment or add further facilities.

Occupiers will be restricted to uses other than those already taken by existing businesses in the parade.

Approx. dimensions as follows: -

Retail depth	33'3" (10.18m)
Retail space	809 sq ft (75.16m ²)
Basement total	1,148 sq ft (104.61m ²)

Net Internal Area Approx. 1957 sq ft (181.81m²)

RENT

£ 40,000 per annum exclusive

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 and communal fire alarm system

The Tenant remains responsible for internal repairs, the shopfront, services, windows and doors.

VAT

We have been advised that the premises are not elected for VAT. 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

A new EPC has been commissioned.

VIEWING

Strictly by prior appointment only through sole agents:

ROBINSONS
01737 229200

www.robinsonsmb.com



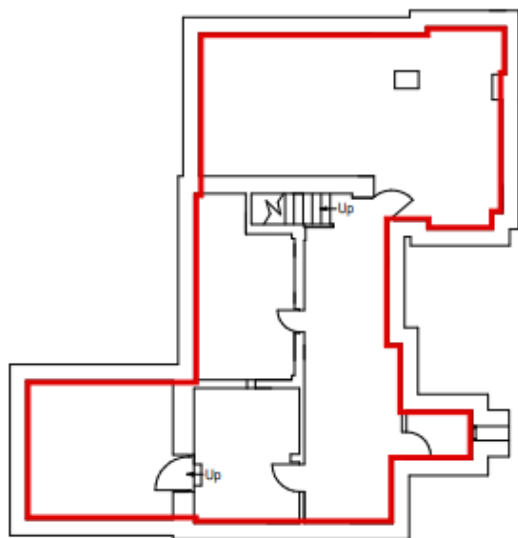
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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

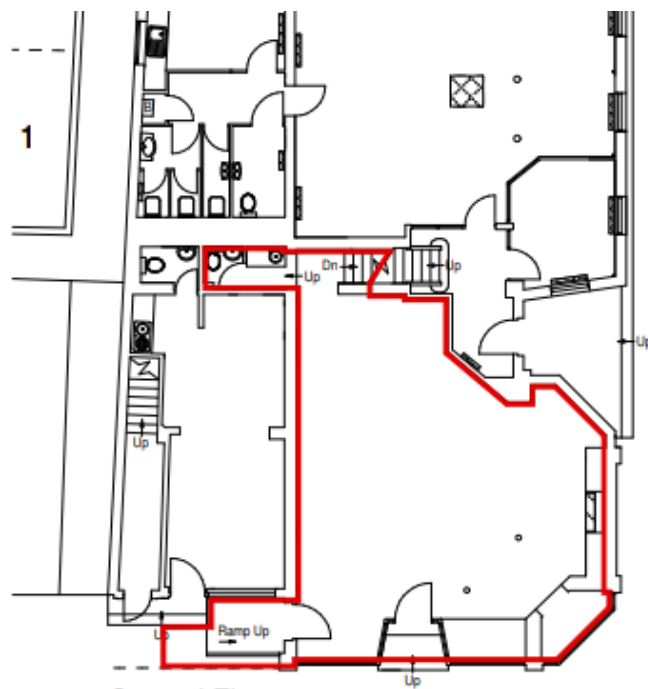
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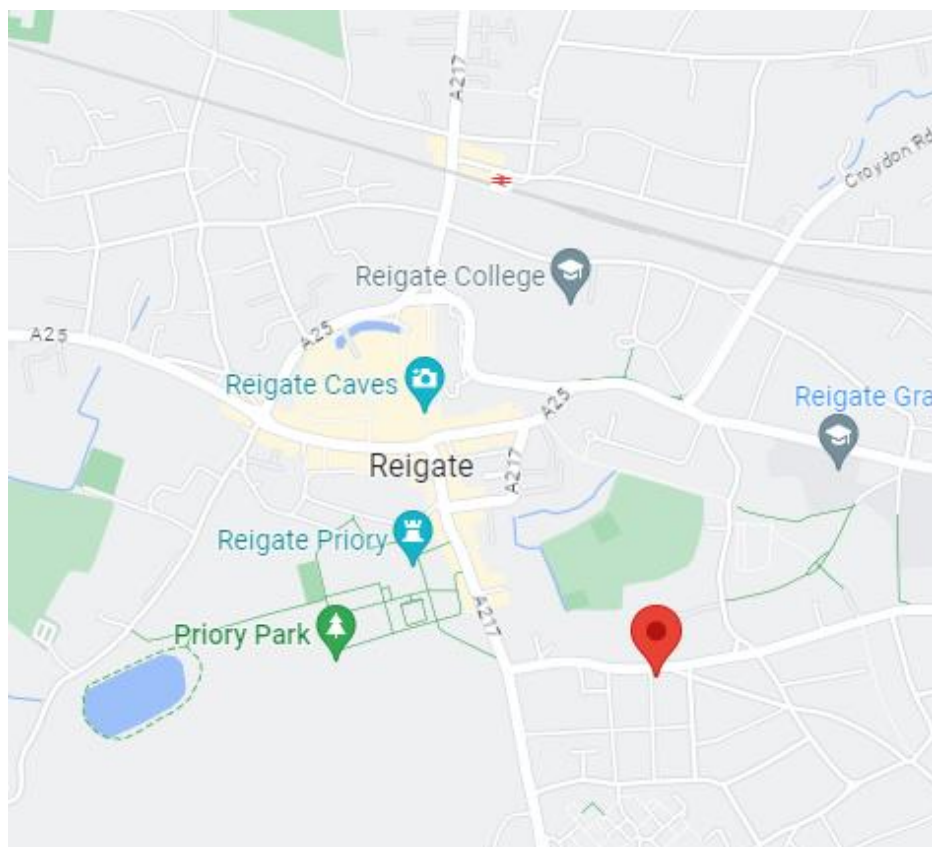




Basement



Ground Floor



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