

48 HIGH STREET, BANSTEAD, SM7 2LX



LARGE AND VERSATILE 'E' CLASS
UNIT AVAILABLE TO LET

£28,500 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 OPEN PLAN ARRANGED AS A SHOWROOM but suits numerous uses within versatile 'E' use class
- Fully glazed aluminum shopfront with central dr
- Close to M&S Foodhall and directly in front of the pay and display car park – Highly visible
- Good clear space could be partitioned
- Approx 681sq ft (63.27m²) in total

T 01306 884685

LOCATION

The premises are situated in a prime position towards the western end of Banstead High Street, close to M&S Foodhall, Pizza Express and in front of the Banstead High Street pay and display car park. There are on street parking bays directly in front of the premises.

ACCOMMODATION

The premises is currently configured as an open plan rectangular retail showroom approx 39 ft depth with tea point and rear external door leading out to an external WC (the shop could be altered by an incoming Tenant to provide an internal WC is required) 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:-

Internal depth	39 ‘	11.89m
Shop width	17’6”	5.33m

Approx Retail Area 681 sq ft (63.27m



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and 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 and 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**



RENT

£28,500 per annum, exclusive.

LEASE TERMS

A new lease is available for a term and rent review pattern to be agreed direct from the Landlord on a full repairing and insuring basis, ideally for a ten year term with upward only rent review provision at the end of the fifth year of the term

AVAILABILITY

Available from 1st September 2024 following expiry of the current Tenants lease in mid-August 2024.

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	£23,750
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 B (39).

VIEWING

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



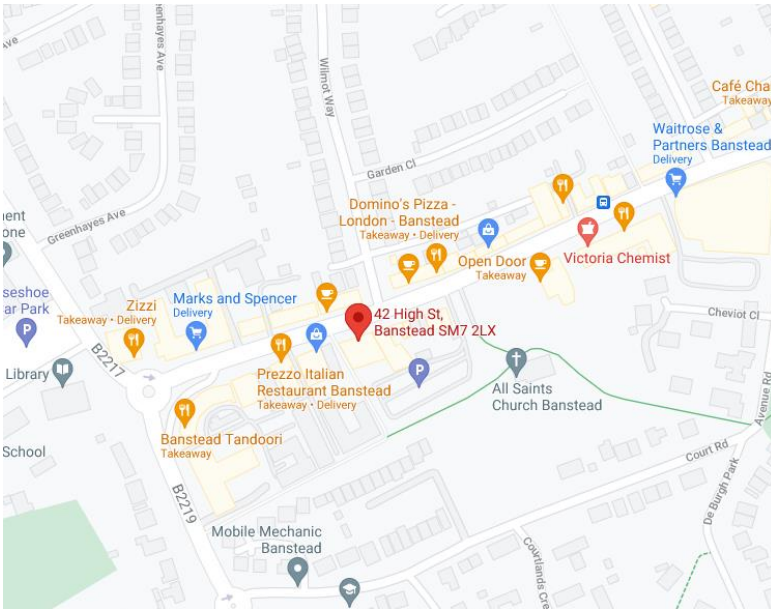
T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and 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 and 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**





ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and 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 and 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 01306 884685

