

49 NORK WAY, BANSTEAD, SM7 1PB



SHOP/OFFICE UNIT TO LET **£ 14,000 PAX**
Per annum exclusive



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

- Ground floor 'E' class unit in busy local parade.
- May suit office/health/beauty/medical uses
- Fitted out as a hair salon with fittings available
- Full depth glazed shopfront
- Small rear patio
- Approx 454 sq ft (42.17m²)
- The current occupier would be willing to leave current fixtures and fittings for continued uses as a hairdressing salon if desired.
-

T 01306 884685

LOCATION

The premises are situated in Nork Way a busy neighbourhood parade close to Banstead Station and just 100 yards from the A217. This parade is very well occupied with a mix of convenience stores and local amenities with street parking in an area of extensive residential housing stock .

DESCRIPTION

Ground floor retail premises with full depth glazed shopfront with forecourt in the heart of this busy neighbourhood parade. The premises are currently arranged as an open plan and versatile rectangular hairdressing salon (for over 30 years) offered in good presentation with laminate flooring, double glazed windows to the rear providing good daylight and fluorescent lighting , retail shop to the front, plus kitchen. The former external WC and store room are linked by a covered infill plus small patio to the rear which the current Tenant used as staff breakout area in good weather.

Shop internal depth 32' (9.75m)
Shop internal width 17'5" (5.3m)

Approximate Total Internal Retail Area: 454 sq ft (42.17m²) N.I.A.

RENT

£14,000 pax.

LEASE TERMS

The premises is available by way of a new lease for a term and rent review pattern to be agreed.

BUSINESS RATES

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

Rateable Value £8,800 (from 1 April 2026 £12,000)
Uniform Business Rate £0.499p

VAT

The premises are not 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.



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Misrepresentation Act 1967

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EPC

An EPC has been commissioned.

VIEWING

Strictly by prior appointment only through sole agents:

ROBINSONS
01737 229200



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